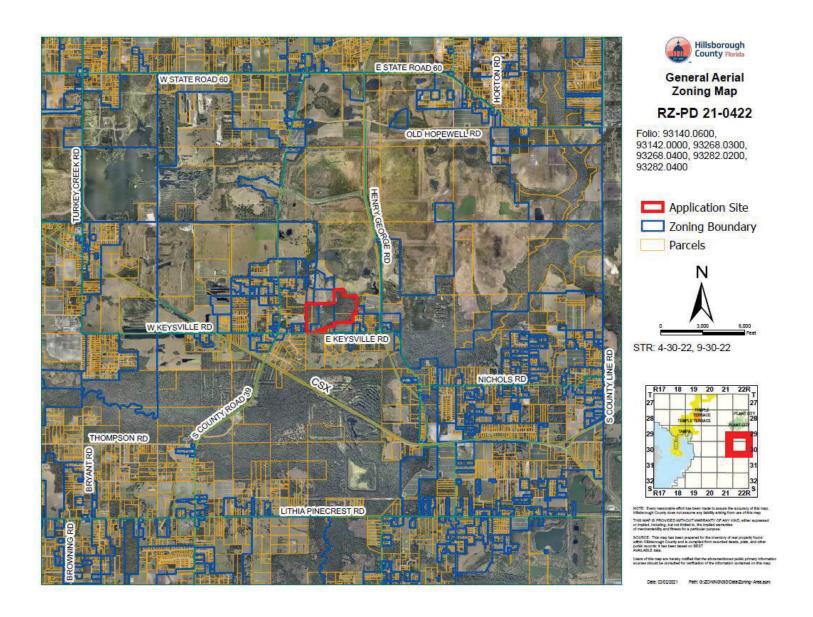


## STAFF REPORT

SUBJECT:	PD 21-0422	PLANNING AREA:	East Rural			
REQUEST:	Rezone to Planned Development	SECTOR	Central			
APPLICANT: Clint Cuffle / WRA Eng.						
Existing Zoning: A	gricultural Rural (AR), PD 89-0113 and PD 82-0223	Comp Plan Category:	RES-1, A/R and AM			



**CASE REVIEWER: Israel Monsanto** 

### **Application Review Summary and Recommendation**

## 1.0 Summary

## 1.1 Project Narrative

The applicant seeks to rezone multiple parcels, currently zoned Agricultural Rural (AR) and Planned Development (89-0113 and 82-0223) to a new Planned Development district. The request for a PD is to allow development of the site with a Camp. The site is located on the north side of E. Keysville Road, ½ mile east of County Road 39 in Plant City. The site has FLU designations of RES-1 (Residential), A/R (Agricultural Rural) and AM (Agricultural Mining). Total acreage of the project is approximately 160. The Project is in the Rural Service Area and is not within a Community Planning area.



Surrounding zoning and uses are:

LOCATION	ZONING	USE / APPROVED FOR
North	- AR, PD 82-0223	Agricultural, Residential, Mining
South	- AS-1, PD 82-0223	Agricultural, Residential, Mining
East	- AR, AS-1, PD 82-0223	Agricultural, Residential, Mining
West	- AR, AS-1	Agricultural, Residential

Although Campgrounds are permitted as a conditional use in AR zoning districts, the project is also affecting land zoned PD approved for an event center/ranch and restaurant uses. Additionally, more land is being incorporated to the existing PD, enlarging the size of the overall project. Therefore, a new PD is being requested to accommodate the new use and increase the size of the existing PD district.

The properties covered by PD 82-0223 are largely controlled by the Mosaic Company; consequently, PD 82-0223 has been modified many times to either change uses or remove acreage. Minor Modifications to PD 82-0223 (PRS 21-0695) and for PD 86-0113 (PRS 21-0696) were filed on April 2021 to remove acreage which is proposed within the Project and omit a parcel within 86-0113 not under fee control by the Applicant from the current PD Application. The respective PRS's are intended to run in parallel to this Planned Development application and be heard at the September 8, 2021 BOCC Land Use Meeting.

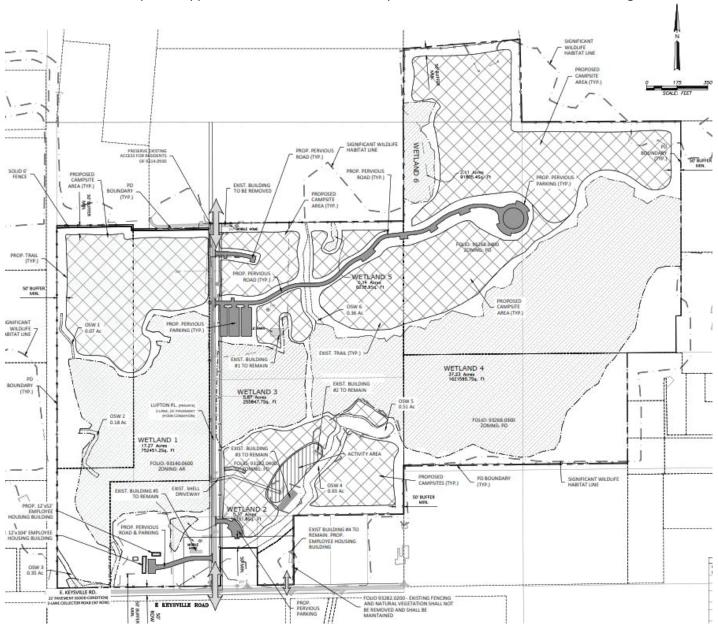
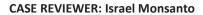


Figure 2 –Proposed PD Plan

PD 86-0113 is approved for a commercial ranch/event center/recreational facility with a restaurant and shop. The site has a dining pavilion with a kitchen and playground area. The ranch is not operational today and the restaurant facility was never built.







 $Figure \ 3-Existing \ Pavilion \ and \ activity \ areas.$ 

BOCC MEETING DATE: September 8, 2021 CASE REVIEWER: Israel Monsanto

According to the Narrative, the applicant intends to re-develop the site with a 130-unit Camp and use the existing buildings and amenities providing visitors an opportunity to appreciate Florida's natural environment while exploring central Florida destinations and local community attractions.

Of the 160 acres of land, 62.5 acres are wetlands. The project will utilize wetland credits in order to calculate the maximum Camp capacity allowed (number of campers). Per the Land Development Code Section 6.11.20 (Camps), for purposes of calculating density, every ten campers constitute one dwelling unit.

#### PROJECT DENSITY CALCULATIONS

## **ACREAGE in FLU DESIGNATION**

		FLU Acreage		Wetland Acreage / Land U		and Use	
Parcel Folio	Acres	A/R	R-1	A/M	A/R	R-1	A/M
93268-0400	53.45	47.22		6.23	18.73		0.42
93268-0300	18.68		18.68			13.37	
93282-0400	51.77	18.13	33.64		2.32	12.22	
93140-0600	21.39	7.89	13.5		1.59	9.84	
93142-0000	13.21	6.89	6.33			4.01	
93282-0200	1.19		1.19				
Total Acreage	159.69	80.13	73.34	6.23	22.64	39.44	0.42
		50%	46%	4%			

## MAXIMUM ALLOWABLE DENSITY

- TOTAL ACREAGE: 159.7 ACRES
- TOTAL UPLAND ACREAGE: 97.2 ACRES
- 125% DENSITY CREDIT: 97.2 X 125% = 121 ACRES
- UPLAND ACREAGE WITH THE DENSITY CREDIT IS BROKEN INTO EACH FUTURE LAND USE CATEGORY FOR THE DWELLING UNIT PER ACREAGE CONVERSIONS.
- MAXIMUM ALLOWABLE DWELLING UNITS:
  - O R-1: 1 DWELLING UNIT PER ACRE
    - 42.38 = 42 UNITS
  - O A/R: 1 DWELLING UNIT PER 5 ACRES
    - 71.86 X 1/5 = 14 UNITS
  - O A/M: 1 DWELLING UNIT PER 20 ACRES
    - 7.26 X 1/20 = 0.36 UNIT
- TOTAL IS 57 UNITS

Based on the data above, the maximum units permitted on site would be 57. The project would include 4 residences for employee/staff. The remaining 53 units are being converted to accommodate 530 campers maximum.

The PD district would retain the existing buildings and the main access point and driveway. The project would consist of the following:

- Maximum of 130 campsites,
- Maximum capacity of 530 campers,

r 8, 2021 CASE REVIEWER: Israel Monsanto

- Up to 42 residences, restricted to employees/staff,
- At least 130 parking spaces per LDC specifications,
- On-site ancillary amenities including a pool, playground, ball field, volleyball court and natural trails,
- An on-site eating establishment, event center and store accessory to the Camp and available for guests only.

Per the Narrative, to preserve the natural beauty of the property and retain the existing compatibility with the adjacent properties, the project proposes a 50-foot perimeter buffer where no trees or vegetation will be removed and will be preserved in its natural condition. A six-foot stockade style fence is proposed along the northwestern boundary to provide security for adjacent horse ranch. In addition, the existing fencing and natural screening will be preserved adjacent to the proposed site manager's residence (Building 4 on the PD site Plan). Water and wastewater services will be private since the site is located outside the Urban Service Area. The existing building 4 will be used as a residence, and its location will remain at least 50 feet from the front property line and 6 feet from the east parcel line. Location and size of the 50-foot buffer and screening would be considered a "critical design feature" and would require a Major Modification reviewed in accordance with procedures in Sec. 10.03.00 for any future modification that would reduce its condition.

The maximum square footage for the proposed structures would be 13,200 and maximum building height would be 30 feet. Most of these structures already exists on site.

The site will maintain its main access off Keysville Rd and the cross access to the north, to existing agricultural and residential uses. Additionally, the access to the existing residence on the south will also remain.

The project will be subject to the LDC standards found in Section 6.11.20 limiting the length of stay for campers to a maximum of 90 days.

## 1.2 Compliance Overview with Land Development Code and Technical Manuals

The applicant has not requested variations from the general site development requirements found in Parts 6.05.00, Parking and Loading or 6.07.00, Fences and Walls of the Land Development Code. A variation request from LDC Part 6.06.00, Landscaping, Irrigation and Buffering Requirements is being requested.

## PD Variation from LDC Sec. 6.06.06.A - Buffers Between Incompatible Land Uses

The LDC Table of Uses found in Section 2.02.02 lists Camps under Outdoor, Passive and Recreational Uses. The Camp use is only permitted in the Agricultural Mining (AM), Agricultural (A), Agricultural Rural (AR), Agricultural Estate (AS 0.4) and Agricultural Single Family (AS-1) zoning districts, therefore, its location within an area surrounded by agricultural development and natural landscape is typical. However, Section 6.06.06 of the LDC (Buffering and Screening Requirements), lists residential and agricultural uses as Group 1. A Camp would be treated as a commercial use given its operational characteristics (lodging and amenities); therefore, it has been determined that it would fall under Group 5 and a 20-foot buffer with Type B screening would be required.

The request is to eliminate the required Type B screening along the perimeter of the project, adjacent to agricultural/residential uses. The applicant proposes utilization of the existing natural vegetation in lieu of the required screening. Type B screening consists of the requirements of Screening Standard "A"; and

OCC MEETING DATE: September 8, 2021 CASE REVIEWER: Israel Monsanto

a row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper, and are spaced not more than 20 feet apart. The trees are to be planted within ten feet of the property line.

The applicant states that the preservation of the natural environment is the top priority of the campground operator. As almost the entire perimeter of the site is natural forest or wetland, largely untouched and unmaintained for countless years, the operator would like to leave this natural growth untouched. There is also existing fencing around most of the perimeter which provides a level of screening. As the existing fencing, trees, foliage and ground cover either is equal to or exceeds the specifications of the Type B screen, the operator feels the request is reasonable. Strict adherence to the current regulations does not achieve a higher level screening as the existing trees foliage and ground cover meets or exceeds the specifications of Type B screening. The applicant also states that the proposal is for a campground where preserving the natural environment is emphasized throughout the entire operation including the positioning of camping tents or cabins. The tents and cabins will be located such that the natural screening of the existing fencing, forest and wetlands will screen the adjacent properties from the camp sites and vice versa; therefore, the adjacent properties will incur no impact. As the existing fencing, forest and wetland trees and vegetation, which has been largely unmaintained for many years, meets or exceeds the specifications of Type B screening, the developer feels the request is in harmony with the intent of the land development code.

Staff has evaluated the justifications for the elimination of the required screening. Although the Camp use may be more intense than surrounding agricultural residential uses, the provision of a 50-foot buffer with existing vegetation would reduce impacts against adjacent properties. Additionally, the applicant will provide a solid fence along the northwest of the site to screen from the adjacent parcel. Therefore, staff finds that eliminating the required screening and utilizing the existing trees and increasing the buffer area would be reasonable. The justification statement submitted by the applicant for the variations meet the criteria for approval, per LDC Section 5.03.06.C.6. The hearing master's recommendation for this application is required to include a finding on whether the requested variations meet the criteria for approval.

## 1.3 Evaluation of Existing and Planned Public Facilities

#### **Public Utilities**

The subject site is located outside of the Hillsborough County Urban Service Area, therefor no County Water and/or Wastewtaer Service would be available. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

## Transportation

## <u>Roads</u>

Lupton Pl. is a 2-lane, undivided, privately maintained, substandard, local roadway characterized by 10-foot wide travel lanes. The road does not lie within a defined right-of-way per say, and there are multiple properties which have easement access over the roadway. There are no sidewalks or bicycle facilities along Lupton Pl. Keysville Rd. is a 2-lane, undivided, publicly maintained, substandard, collector roadway characterized by +/- 22- feet of pavement travel lanes in average condition. Along the project frontage, the roadway lies within a +/- 52-foot wide right-of-way. There are no sidewalks or bicycle facilities along Keysville Rd. in the vicinity of the proposed project.

DCC MEETING DATE: September 8, 2021 CASE REVIEWER: Israel Monsanto

## **Site Access and Connectivity**

Access to the project will be via internal connections to Lupton PI. (a private roadway traversing the PD), which itself connects to Keysville Rd. Cross-access is not required, consistent with Section 6.04.03.Q. of the LDC. Transportation Review Section staff is requiring the roadway be designated as a Shared Access Facility, not only to recognize the existing easements serving the properties to the north of the project, but also allow the adjacent folio 93282.0150, currently owned by Tampa Bay Water, to connect to Lupton PI. in the event the utility uses are discontinued and the site redevelops. This is due to the fact that Lupton PI. and the driving serving that site do not meet minimum spacing standards. Consistent with the applicant's transportation analysis, no auxiliary (turn) lanes are warranted pursuant to Section 6.04.04.D. of the Hillsborough County Land Development Code (LDC).

### Requested Administrative Variances

The applicant's Engineer of Record (EOR) submitted two Section 6.04.02.B. Administrative Variance requests: for Lupton Pl., a substandard, private, local roadway, and for Keysville Rd., a substandard, publicly maintained, collector roadway. Based on factors presented in the Administrative Variance requests, the County Engineer found the requests approvable (on July 14, 2021). If this rezoning is approved the County Engineer will approve the above referenced Administrative Variance requests. If approved, no substandard road improvements on Lupton Pl. or Keysville Rd. will be required. The details of the Administrative Variance requests are specified in the Transportation staff report.

## Roadway Level Of Service (Los) Information

Data from the Hillsborough County 2020 Level of Service (LOS) Report for the adjacent roadway segment is reported below. Lupton Pl. is not a regulated roadway. As such, LOS information for that facility cannot be provided.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS	
Keysville Rd.	CR 39	Lithia Pinecrest Rd.	С	C	

Source: Hillsborough County 2020 Level of Service Report.

Impact Fees
Estimated Fees:
Campground
(per campsite)

Mobility: \$1,079\*130 = \$140,270

Fire: \$299\*130 = \$38,870

#### Project Summary/Description:

093142.0000, 093140.0600, 093282.0400, 093268.0300, 093268.0400 & 093282.0200

Rural Mobility, Central Fire - 130 site campground. Per ITE using RV/Campground rate. Additional facilities on site are considered accessory to primary development and will not be assessed impact fees.

#### CASE REVIEWER: Israel Monsanto

## 1.4 Natural Resources/Environmental

The Environmental Protection Commission, EPC, reviewed the application and has indicated that the proposed zoning plan is adequate to move forward with the rezoning permit. All required reviews and approvals by the EPC will be conducted at the Site Development Plan review process. The agency has provided conditions.

## 1.5 Comprehensive Plan Consistency

The Planning Commission staff finds the proposed re-zoning **consistent** with the <u>Future of Hillsborough</u> Comprehensive Plan.

## 1.6 Compatibility

Zoning districts in the immediate area of the subject site consist of agricultural, residential and mining uses. The surroundings mostly consist of forests, agricultural and residential lands.

The proposed Campground project would allow a use typically permitted within agricultural zoning districts and rural areas as a conditional use. The proposed project would meet the standards of the LDC pertaining Camps, found in Section 6.11.20 for the number of campers and duration of stay. The applicant is not requesting waivers to the standards.

The site will maintain its screening by utilization of the existing vegetation, subject to Natural Resources review and approval. The 50-foot buffer and screening would reduce impacts to adjacent properties. The utilization of the existing natural vegetation would ensure the site remains in its current natural state, in harmony with adjacent properties. Additionally, any reduction of the buffer or the screening will require a Major Modification to the PD.

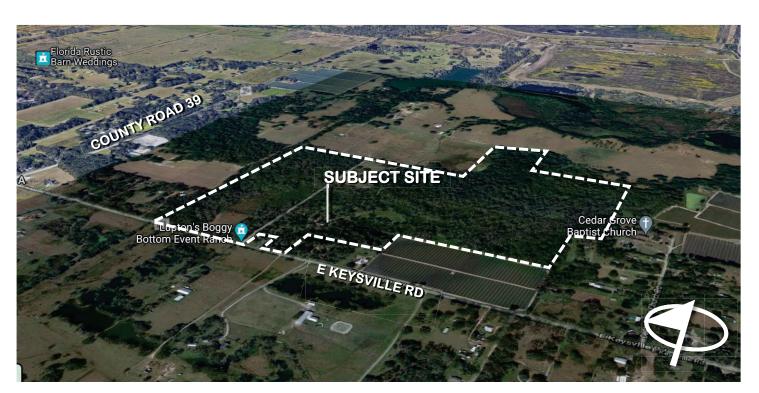


Figure 4 – Nearby Development Pattern

**CASE REVIEWER: Israel Monsanto** 

Per the proposed General Site Plan, the activity areas will be placed central to the site which includes the eating establishment, event center and playgrounds, pool, etc. This area is screened by extensive vegetation and wetlands from adjacent parcels. The campsites will be distributed within the site and interconnected with a trail system. The structures will be no taller than 25 feet which is less than the permitted height in adjacent zoning districts. All existing and proposed structures will be placed at least 50 feet from the project/s boundaries and only one existing residence will be located closer to the property line. No wetland impact is being proposed and required wetland setbacks will be maintained. The number and size of buildings will be minimal compared to the size of the site and densities are capped by the Future Land Use classifications. No outdoor night activities are being proposed, thus reducing negative impacts to nearby residents and properties.

Staff finds that the project with the proposed development standards, scale and restrictions is compatible with the area. The proposed intensity is comparable with nearby agricultural and residential uses. Transportation staff did not object to the request and the Planning Commission found the petition consistent with the Comprehensive Plan. Therefore, based on these considerations, staff recommends approval, with conditions.



Figure 5 – Natural Vegetation surrounding and within the site





Figure 6 – Natural Vegetation and ponds within the site



Figure 7 – Existing playground (future Activity Area)



Figures 8 – Main Internal access road (South to North)



Figures 9 – Main Internal access road (South to North)



Figure 10 – Internal Trail (Access to future campsites)



Figure 11 – Internal Trail (Access to future campsites)

## **1.7 Agency Comments**

No objections were received.

#### 1.8 Exhibits

Exhibit 1: General Area Map Exhibit 2: Immediate Area Map Exhibit 3: Future Land Use Map

Exhibit 4: Proposed Site Plan PD 21-0422

## 2.0 Recommendation

Staff recommends approval, subject to the following conditions.

## **CONDITIONS:**

Prior to PD Site Plan Certification, the applicant shall revise the PD General Site Plan:

## In Sheet 2 of to 2:

1. Modify the legend to change the label for the arrow from "Access or Cross Access Point" to read "Existing and Proposed Access";

C MEETING DATE: September 8, 2021

CASE REVIEWER: Israel Monsanto

2. Remove all references to existing/proposed pavement types (i.e. shell, pervious, etc.). The acceptability of pavement materials will be evaluated at the plat/site/construction plan review

stage in accordance with Section 6.05.02.K. of the Land Development Code;

3. Add cross hatching over an area corresponding to the Lupton Pl. roadway surface, or the extent of any access easements on the roadway (whichever is greater). Label in the legend and with an appropriate plan label as "Shared Access Facility with Folio 93282.0150".;

- 4. Revise the label which reads "Preserve Existing Access for Residents of 9514.0500" such that it encompasses the full list of properties with easement access over Lupton Pl. The note should also list the Official Records Book and Page numbers for each easement, as is required per the Development Review Procedures Manual (DRPM). Also, note that this is a "Shared Access Facility" with those folios; and,
- 5. Modify the site data table such that it accurately reflects the proposed <u>maximum</u> entitlements (i.e. 130 campsites, with a maximum of 530 campers) and 42 accessory single-family dwelling units.

Prior to Pd Site Plan Certification, the developer shall revise the submitted Section 6.04.02.B. Administrative Variance requests to:

- For both requests, modify the statement of proposed entitlements described in each letter to accurately reflect what is being requested (see above comment for related site data table modification); and,
- For the Lupton Pl. request, modify the letter to indicate that the 10-foot lanes are being supported as it is an appropriate design for low speed roads and it fits the pedestrian friendly development proposed (i.e. widening lanes to 12-feet will encourage higher speeds through the campsites).

## 2.1 Recommended Conditions of Approval

**APPROVAL** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 31, 2021.

- 1. The project shall permit a Camp, subject to the standards from Land Development Code, LDC, Section 6.11.20. The site shall be limited to the following:
  - A maximum of 130 campsites. Campsites are limited to tents and/or cabins.
  - Maximum capacity of 530 campers,
  - Up to 42 residences, restricted to employees or staff,
  - A minimum of 130 parking spaces.
  - On-site ancillary uses and amenities including a pool, playground, ball field, volleyball court, guest services and natural trails,
  - An on-site eating establishment/kitchen/dining pavilion, event center and store accessory to the Camp and available for campers only.
- 2. Development standards shall be those of the AR Zoning District, unless otherwise specified herein:
  - 2.1 Maximum building space shall be 13,200 sq. ft. for the existing and new structures,

ZHM HEARING DATE: July 26, 2021

BOCC MEETING DATE: September 8, 2021 CASE REVIEWER: Israel Monsanto

- 2.2 Maximum height shall be one-story or 30 feet,
- 2.3 Location of the buildings and parking areas shall be as generally depicted on the General Site Plan. Building 4 shall be permitted to maintain 6 feet from the eastern PD boundary.
- 3. Parking requirements shall be in accordance with the Land Development Code (LDC) Section 6.05.00.
- 4. Buffer and screening shall be in accordance with the LDC, Part 6.06.00, unless otherwise specified herein:
  - 4.1 A 50-foot buffer shall be provided around the project boundaries, as indicated in the General Site Plan. The buffer shall be maintained in its natural state and screening shall consist of existing vegetation and/or fences, subject to Natural Resources review and approval.
  - 4.2 A solid fence shall be provided along the northwest PD boundary as indicated in the General Site Plan.
  - 4.3 The 50-foot buffer and the required screening shall constitute a "Critical Design Feature" and changes to the plan or conditions shall be considered a Major Modification, reviewed in accordance with procedures in Sec. 10.03.00 of the LDC.
- 5. The activity area shall be centrally located as indicated on the General Site Plan. No night outdoor/music events shall be permitted on site.
- 6. A 30-foot buffer/setback shall be maintained around all wetland areas in accordance with the Land Development Code (LDC) Section 4.01.07.
- 7. Development of the project is subject to review in accordance with the Land Development Code (LDC) Sections 4.01.08 and 4.01.09 for Significant and Essential Wildlife Habitats.
- 8. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- 9. Project access shall be restricted to Lupton Pl. No access onto Keysville Rd. shall be permitted.
- If PD 21-0422 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated May 19, 2021) which was found approvable by the County Engineer (on July 14, 2021), for the Lupton Pl. substandard road improvements. Approval of this Administrative Variance will waive the Lupton Pl. substandard road improvements required by Section 6.04.03.L. of the Land Development Code.
- 11. If PD 21-0422 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated January 6, 2021) which was found approvable by the County Engineer (on July 14, 2021), for the Keysville Rd. substandard road improvements. Approval of this Administrative Variance will waive the Keysville Rd. substandard road improvements required by Section

APPLICATION: PD 21-0422 ZHM HEARING DATE: July 26, 2021

BOCC MEETING DATE: September 8, 2021 CASE REVIEWER: Israel Monsanto

6.04.03.L. of the Land Development Code.

- 12. Along it's frontage with folio 93282.0150, Lupton PI. shall be considered a Shared Access Facility. The developer, together with the initial increment of development, shall record in the Official Records of Hillsborough County a construction easement and any other easement necessary to permit the developer of adjacent properties (within which the access is being shared) to construct and utilize the required utilize the Shared Access Facility upon (re)development of the adjacent properties without further consultation. The design and location of all connections shall be subject to the review and approval of Hillsborough County.
- 13. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, the entirety of Lupton Pl. within the PD boundary shall be considered a Shared Access Facility with folios 93141.0100, 93140.0500, 93141.0000, 93140.0000, 93130.0400, and any other properties who may have an easement permitting their owners to utilize Lupton Pl.
- 14. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 15. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 16. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 17. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 18. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 19. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

ZHM HEARING DATE: July 26, 2021

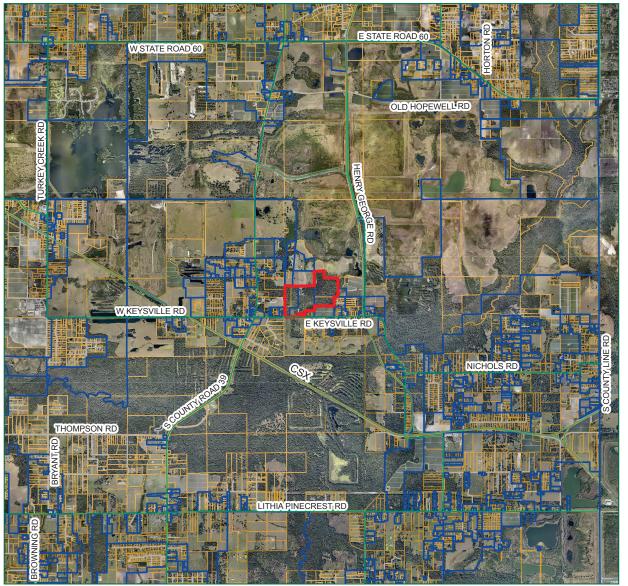
BOCC MEETING DATE: September 8, 2021 CASE REVIEWER: Israel Monsanto

Staff's Recommendation: Approval, subject to conditions

Zoning

Administrator

J. Brian Grady Sign-off: Fri Jul 16 2021 08:07:05



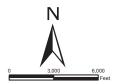


## General Aerial Zoning Map

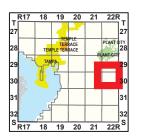
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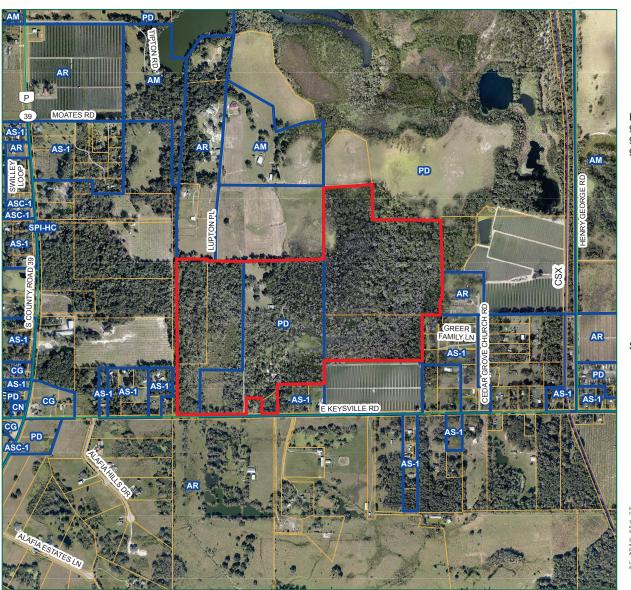


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Users of this map are hereby notified that the aforementioned public primary informatio sources should be consulted for verification of the information contained on this map.

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## Immediate Aerial Zoning Map

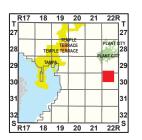
## **RZ-PD 21-0422**

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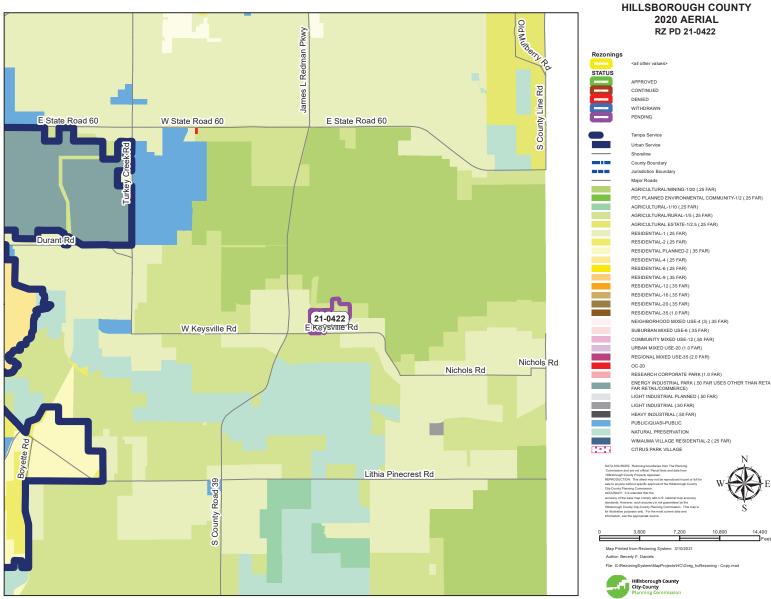


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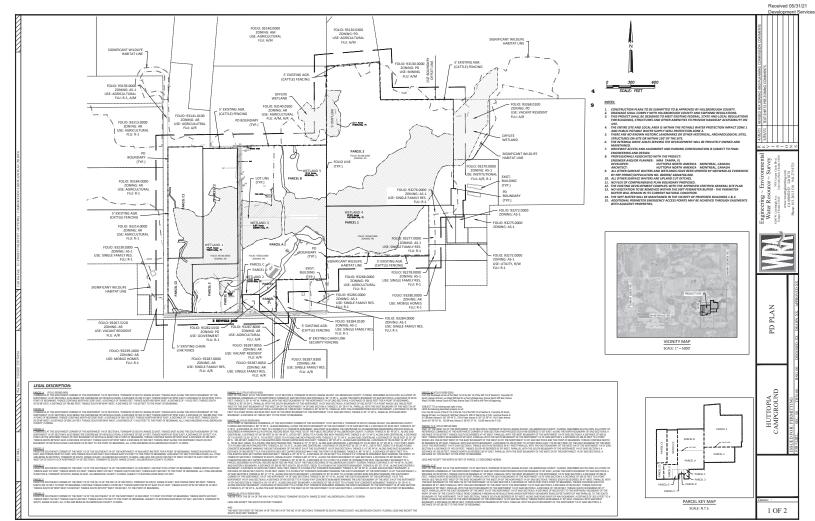
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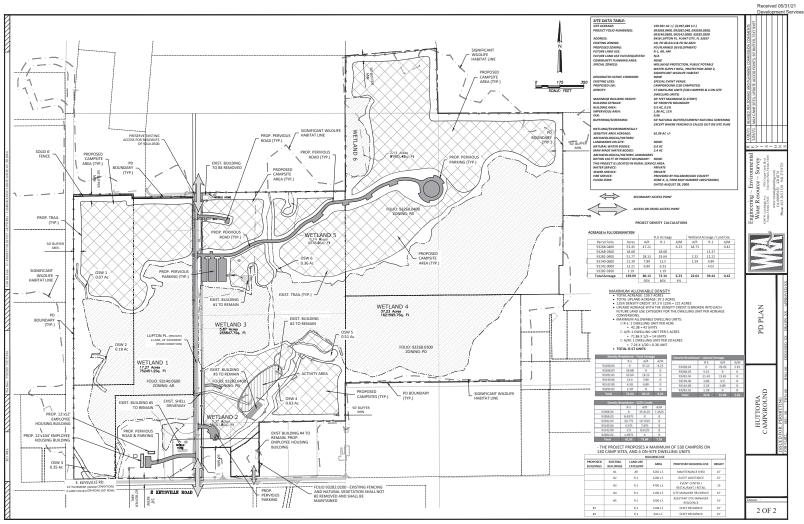
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# COUNTY OF HILLSBOROUGH LAND USE HEARING OFFICER'S RECOMMENDATION

Application number:	PD 21-0422
Hearing date:	July 26, 2021
Applicant:	Clint Cuffle, WRA Engineering
Request:	Rezone multiple parcels from Agricultural Rural and Planned Development 89-0113 and 82-0223 to a new Planned Development District to allow development as a campground
Location:	8418 Lupton Place, Plant City North side of E. Keysville Road, ½ mile east of County Road 39
Parcel size:	159.68 acres +/-
Existing zoning:	Agricultural Rural and Planned Development 82- 0223 and 89-0113
Future land use designation:	Residential-1, Agricultural Rural, and Agricultural Mining
Service area:	Rural
Community planning area:	N/A

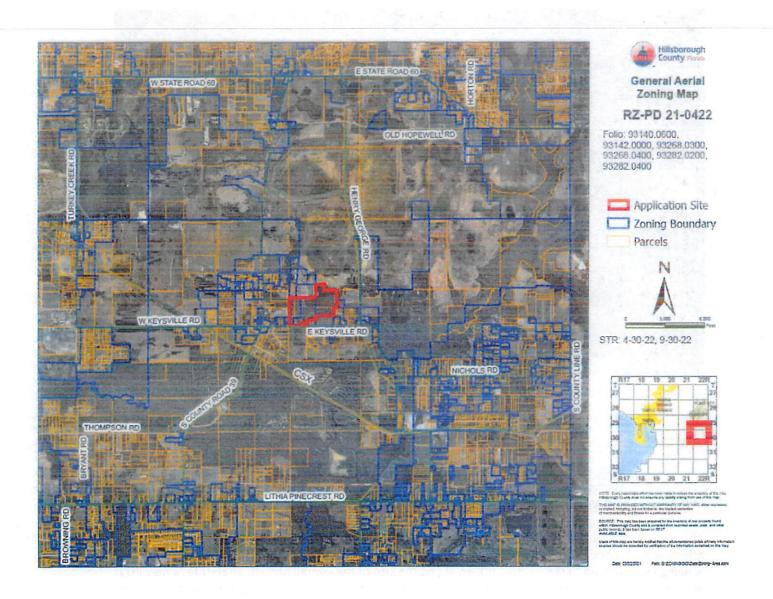
## A. APPLICATION REVIEW

# DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION



## STAFF REPORT

SUBJECT:	PD 21-0422	PLANNING AREA:	East Rural				
REQUEST:	Rezone to Planned Development	Central					
APPLICANT:	APPLICANT: Clint Cuffle / WRA Eng.						
Existing Zoning:	Agricultural Rural (AR), PD 89-0113 and PD 82-0223	Comp Plan Category:	RES-1, A/R and AM				



ZHM HEARING DATE: July 26, 2021

BOCC MEETING DATE: September 8, 2021 CASE REVIEWER: Israel Monsanto

## **Application Review Summary and Recommendation**

#### 1.0 Summary

## 1.1 Project Narrative

The applicant seeks to rezone multiple parcels, currently zoned Agricultural Rural (AR) and Planned Development (89-0113 and 82-0223) to a new Planned Development district. The request for a PD is to allow development of the site with a Camp. The site is located on the north side of E. Keysville Road, ½ mile east of County Road 39 in Plant City. The site has FLU designations of RES-1 (Residential), A/R (Agricultural Rural) and AM (Agricultural Mining). Total acreage of the project is approximately 160. The Project is in the Rural Service Area and is not within a Community Planning area.



Surrounding zoning and uses are:

LOCATION	ZONING	USE / APPROVED FOR			
North - AR, PD 82-0223		Agricultural, Residential, Mining			
South	- AS-1, PD 82-0223	Agricultural, Residential, Mining			
East	- AR, AS-1, PD 82-0223	Agricultural, Residential, Mining			
West	- AR, AS-1	Agricultural, Residential			

Although Campgrounds are permitted as a conditional use in AR zoning districts, the project is also affecting land zoned PD approved for an event center/ranch and restaurant uses. Additionally, more land is being incorporated to the existing PD, enlarging the size of the overall project. Therefore, a new PD is being requested to accommodate the new use and increase the size of the existing PD district.

#### CASE REVIEWER: Israel Monsanto

The properties covered by PD 82-0223 are largely controlled by the Mosaic Company; consequently, PD 82-0223 has been modified many times to either change uses or remove acreage. Minor Modifications to PD 82-0223 (PRS 21-0695) and for PD 86-0113 (PRS 21-0696) were filed on April 2021 to remove acreage which is proposed within the Project and omit a parcel within 86-0113 not under fee control by the Applicant from the current PD Application. The respective PRS's are intended to run in parallel to this Planned Development application and be heard at the September 8, 2021 BOCC Land Use Meeting.

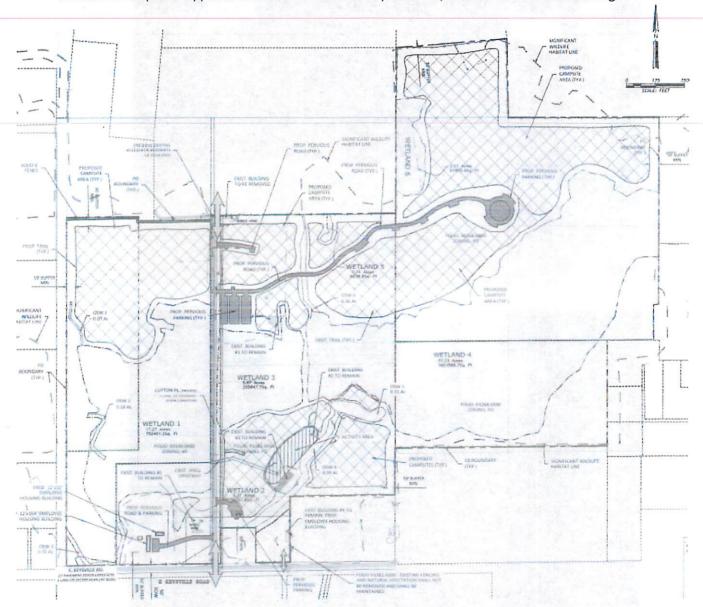


Figure 2 -Proposed PD Plan

PD 86-0113 is approved for a commercial ranch/event center/recreational facility with a restaurant and shop. The site has a dining pavilion with a kitchen and playground area. The ranch is not operational today and the restaurant facility was never built.

**CASE REVIEWER: Israel Monsanto** 





Figure 3 – Existing Pavilion and activity areas.

ZHM HEARING DATE: July 26, 2021

**BOCC MEETING DATE: September 8, 2021** 

**CASE REVIEWER: Israel Monsanto** 

According to the Narrative, the applicant intends to re-develop the site with a 130-unit Camp and use the existing buildings and amenities providing visitors an opportunity to appreciate Florida's natural environment while exploring central Florida destinations and local community attractions.

Of the 160 acres of land, 62.5 acres are wetlands. The project will utilize wetland credits in order to calculate the maximum Camp capacity allowed (number of campers). Per the Land Development Code Section 6.11.20 (Camps), for purposes of calculating density, every ten campers constitute one dwelling unit

## PROJECT DENSITY CALCULATIONS

#### **ACREAGE IN FLU DESIGNATION**

		1	FLU Acreage	9	Wetland A	Acreage / La	and Use
Parcel Folio	Acres	A/R	R-1	A/M	A/R	R-1	A/M
93268-0400	53.45	47.22		6.23	18.73		0.42
93268-0300	18.68		18.68			13.37	
93282-0400	51.77	18.13	33.64		2.32	12.22	
93140-0600	21.39	7.89	13.5		1.59	9.84	
93142-0000	13.21	6.89	6.33			4.01	
93282-0200	1.19		1.19				
Total Acreage	159.69	80.13	73.34	6.23	22.64	39.44	0.42
		50%	46%	4%			······································

## MAXIMUM ALLOWABLE DENSITY

- TOTAL ACREAGE: 159.7 ACRES
- TOTAL UPLAND ACREAGE: 97.2 ACRES
- 125% DENSITY CREDIT: 97.2 X 125% = 121 ACRES
- UPLAND ACREAGE WITH THE DENSITY CREDIT IS BROKEN INTO EACH FUTURE LAND USE CATEGORY FOR THE DWELLING UNIT PER ACREAGE CONVERSIONS.
- MAXIMUM ALLOWABLE DWELLING UNITS:
  - O R-1: 1 DWELLING UNIT PER ACRE
    - 42.38 = 42 UNITS
  - O A/R: 1 DWELLING UNIT PER 5 ACRES
    - 71.86 X 1/5 = 14 UNITS
  - O A/M: 1 DWELLING UNIT PER 20 ACRES
    - 7.26 X 1/20 = 0.36 UNIT
- TOTAL IS 57 UNITS

Based on the data above, the maximum units permitted on site would be 57. The project would include 4 residences for employee/staff. The remaining 53 units are being converted to accommodate 530 campers maximum.

The PD district would retain the existing buildings and the main access point and driveway. The project would consist of the following:

- Maximum of 130 campsites,
- Maximum capacity of 530 campers,

**CASE REVIEWER: Israel Monsanto** 

- Up to 42 residences, restricted to employees/staff,
- At least 130 parking spaces per LDC specifications,
- On-site ancillary amenities including a pool, playground, ball field, volleyball court and natural trails,
- An on-site eating establishment, event center and store accessory to the Camp and available for guests only.

Per the Narrative, to preserve the natural beauty of the property and retain the existing compatibility with the adjacent properties, the project proposes a 50-foot perimeter buffer where no trees or vegetation will be removed and will be preserved in its natural condition. A six-foot stockade style fence is proposed along the northwestern boundary to provide security for adjacent horse ranch. In addition, the existing fencing and natural screening will be preserved adjacent to the proposed site manager's residence (Building 4 on the PD site Plan). Water and wastewater services will be private since the site is located outside the Urban Service Area. The existing building 4 will be used as a residence, and its location will remain at least 50 feet from the front property line and 6 feet from the east parcel line. Location and size of the 50-foot buffer and screening would be considered a "critical design feature" and would require a Major Modification reviewed in accordance with procedures in Sec. 10.03.00 for any future modification that would reduce its condition.

The maximum square footage for the proposed structures would be 13,200 and maximum building height would be 30 feet. Most of these structures already exists on site.

The site will maintain its main access off Keysville Rd and the cross access to the north, to existing agricultural and residential uses. Additionally, the access to the existing residence on the south will also remain.

The project will be subject to the LDC standards found in Section 6.11.20 limiting the length of stay for campers to a maximum of 90 days.

## 1.2 Compliance Overview with Land Development Code and Technical Manuals

The applicant has not requested variations from the general site development requirements found in Parts 6.05.00, Parking and Loading or 6.07.00, Fences and Walls of the Land Development Code. A variation request from LDC Part 6.06.00, Landscaping, Irrigation and Buffering Requirements is being requested.

## PD Variation from LDC Sec. 6.06.06.A - Buffers Between Incompatible Land Uses

The LDC Table of Uses found in Section 2.02.02 lists Camps under Outdoor, Passive and Recreational Uses. The Camp use is only permitted in the Agricultural Mining (AM), Agricultural (A), Agricultural Rural (AR), Agricultural Estate (AS 0.4) and Agricultural Single Family (AS-1) zoning districts, therefore, its location within an area surrounded by agricultural development and natural landscape is typical. However, Section 6.06.06 of the LDC (Buffering and Screening Requirements), lists residential and agricultural uses as Group 1. A Camp would be treated as a commercial use given its operational characteristics (lodging and amenities); therefore, it has been determined that it would fall under Group 5 and a 20-foot buffer with Type B screening would be required.

The request is to eliminate the required Type B screening along the perimeter of the project, adjacent to agricultural/residential uses. The applicant proposes utilization of the existing natural vegetation in lieu of the required screening. Type B screening consists of the requirements of Screening Standard "A"; and

ZHM HEARING DATE: July 26, 2021

**BOCC MEETING DATE: September 8, 2021** 

**CASE REVIEWER: Israel Monsanto** 

a row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper, and are spaced not more than 20 feet apart. The trees are to be planted within ten feet of the property line.

The applicant states that the preservation of the natural environment is the top priority of the campground operator. As almost the entire perimeter of the site is natural forest or wetland, largely untouched and unmaintained for countless years, the operator would like to leave this natural growth untouched. There is also existing fencing around most of the perimeter which provides a level of screening. As the existing fencing, trees, foliage and ground cover either is equal to or exceeds the specifications of the Type B screen, the operator feels the request is reasonable. Strict adherence to the current regulations does not achieve a higher level screening as the existing trees foliage and ground cover meets or exceeds the specifications of Type B screening. The applicant also states that the proposal is for a campground where preserving the natural environment is emphasized throughout the entire operation including the positioning of camping tents or cabins. The tents and cabins will be located such that the natural screening of the existing fencing, forest and wetlands will screen the adjacent properties from the camp sites and vice versa; therefore, the adjacent properties will incur no impact. As the existing fencing, forest and wetland trees and vegetation, which has been largely unmaintained for many years, meets or exceeds the specifications of Type B screening, the developer feels the request is in harmony with the intent of the land development code.

Staff has evaluated the justifications for the elimination of the required screening. Although the Camp use may be more intense than surrounding agricultural residential uses, the provision of a 50-foot buffer with existing vegetation would reduce impacts against adjacent properties. Additionally, the applicant will provide a solid fence along the northwest of the site to screen from the adjacent parcel. Therefore, staff finds that eliminating the required screening and utilizing the existing trees and increasing the buffer area would be reasonable. The justification statement submitted by the applicant for the variations meet the criteria for approval, per LDC Section 5.03.06.C.6. The hearing master's recommendation for this application is required to include a finding on whether the requested variations meet the criteria for approval.

## 1.3 Evaluation of Existing and Planned Public Facilities

#### **Public Utilities**

The subject site is located outside of the Hillsborough County Urban Service Area, therefor no County Water and/or Wastewtaer Service would be available. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

#### **Transportation**

#### <u>Roads</u>

Lupton Pl. is a 2-lane, undivided, privately maintained, substandard, local roadway characterized by 10-foot wide travel lanes. The road does not lie within a defined right-of-way per say, and there are multiple properties which have easement access over the roadway. There are no sidewalks or bicycle facilities along Lupton Pl. Keysville Rd. is a 2-lane, undivided, publicly maintained, substandard, collector roadway characterized by +/- 22- feet of pavement travel lanes in average condition. Along the project frontage, the roadway lies within a +/- 52-foot wide right-of-way. There are no sidewalks or bicycle facilities along Keysville Rd. in the vicinity of the proposed project.

ZHM HEARING DATE: July 26, 2021

**BOCC MEETING DATE: September 8, 2021** 

**CASE REVIEWER: Israel Monsanto** 

#### **Site Access and Connectivity**

Access to the project will be via internal connections to Lupton Pl. (a private roadway traversing the PD), which itself connects to Keysville Rd. Cross-access is not required, consistent with Section 6.04.03.Q. of the LDC. Transportation Review Section staff is requiring the roadway be designated as a Shared Access Facility, not only to recognize the existing easements serving the properties to the north of the project, but also allow the adjacent folio 93282.0150, currently owned by Tampa Bay Water, to connect to Lupton Pl. in the event the utility uses are discontinued and the site redevelops. This is due to the fact that Lupton Pl. and the driving serving that site do not meet minimum spacing standards. Consistent with the applicant's transportation analysis, no auxiliary (turn) lanes are warranted pursuant to Section 6.04.04.D. of the Hillsborough County Land Development Code (LDC).

## **Requested Administrative Variances**

The applicant's Engineer of Record (EOR) submitted two Section 6.04.02.B. Administrative Variance requests: for Lupton Pl., a substandard, private, local roadway, and for Keysville Rd., a substandard, publicly maintained, collector roadway. Based on factors presented in the Administrative Variance requests, the County Engineer found the requests approvable (on July 14, 2021). If this rezoning is approved the County Engineer will approve the above referenced Administrative Variance requests. If approved, no substandard road improvements on Lupton Pl. or Keysville Rd. will be required. The details of the Administrative Variance requests are specified in the Transportation staff report.

## Roadway Level Of Service (Los) Information

Data from the Hillsborough County 2020 Level of Service (LOS) Report for the adjacent roadway segment is reported below. Lupton Pl. is not a regulated roadway. As such, LOS information for that facility cannot be provided.

Roadway	From	То	To LOS Standard Peak Hour Directional LO	
Keysville Rd.	CR 39	Lithia Pinecrest Rd.	С	С

Source: Hillsborough County 2020 Level of Service Report.

**Impact Fees** 

**Estimated Fees:** 

Campground (per campsite)

Mobility: \$1,079\*130 = \$140,270

Fire: \$299\*130 = \$38,870

## Project Summary/Description:

093142.0000, 093140.0600, 093282.0400, 093268.0300, 093268.0400 & 093282.0200

Rural Mobility, Central Fire - 130 site campground. Per ITE using RV/Campground rate. Additional facilities on site are considered accessory to primary development and will not be assessed impact fees.

APPLICATION: PD 21-0422 ZHM HEARING DATE: July 26, 2021

BOCC MEETING DATE: September 8, 2021

#### CASE REVIEWER: Israel Monsanto

## 1.4 Natural Resources/Environmental

The Environmental Protection Commission, EPC, reviewed the application and has indicated that the proposed zoning plan is adequate to move forward with the rezoning permit. All required reviews and approvals by the EPC will be conducted at the Site Development Plan review process. The agency has provided conditions.

## 1.5 Comprehensive Plan Consistency

The Planning Commission staff finds the proposed re-zoning consistent with the <u>Future of Hillsborough</u> Comprehensive Plan.

## 1.6 Compatibility

Zoning districts in the immediate area of the subject site consist of agricultural, residential and mining uses. The surroundings mostly consist of forests, agricultural and residential lands.

The proposed Campground project would allow a use typically permitted within agricultural zoning districts and rural areas as a conditional use. The proposed project would meet the standards of the LDC pertaining Camps, found in Section 6.11.20 for the number of campers and duration of stay. The applicant is not requesting waivers to the standards.

The site will maintain its screening by utilization of the existing vegetation, subject to Natural Resources review and approval. The 50-foot buffer and screening would reduce impacts to adjacent properties. The utilization of the existing natural vegetation would ensure the site remains in its current natural state, in harmony with adjacent properties. Additionally, any reduction of the buffer or the screening will require a Major Modification to the PD.

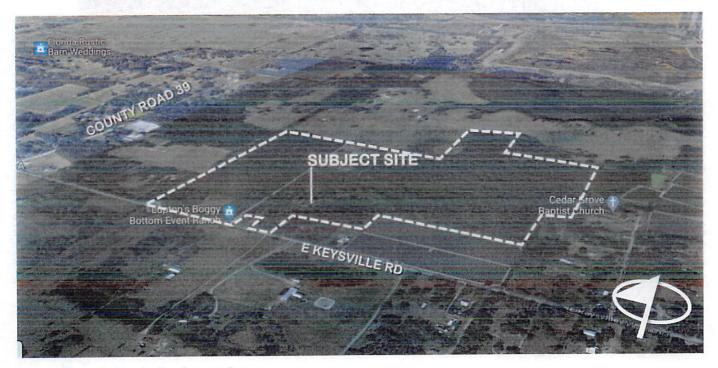


Figure 4 - Nearby Development Pattern

Per the proposed General Site Plan, the activity areas will be placed central to the site which includes the eating establishment, event center and playgrounds, pool, etc. This area is screened by extensive vegetation and wetlands from adjacent parcels. The campsites will be distributed within the site and interconnected with a trail system. The structures will be no taller than 25 feet which is less than the permitted height in adjacent zoning districts. All existing and proposed structures will be placed at least 50 feet from the project/s boundaries and only one existing residence will be located closer to the property line. No wetland impact is being proposed and required wetland setbacks will be maintained. The number and size of buildings will be minimal compared to the size of the site and densities are capped by the Future Land Use classifications. No outdoor night activities are being proposed, thus reducing negative impacts to nearby residents and properties.

Staff finds that the project with the proposed development standards, scale and restrictions is compatible with the area. The proposed intensity is comparable with nearby agricultural and residential uses. Transportation staff did not object to the request and the Planning Commission found the petition consistent with the Comprehensive Plan. Therefore, based on these considerations, staff recommends approval, with conditions.



Figure 5 – Natural Vegetation surrounding and within the site

CASE REVIEWER: Israel Monsanto



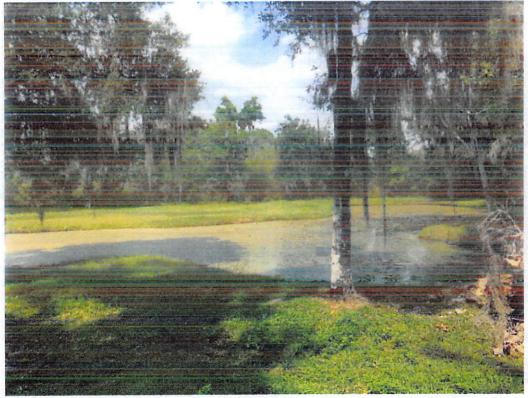


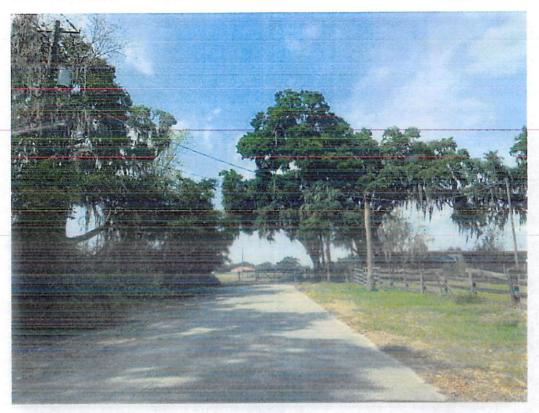
Figure 6 - Natural Vegetation and ponds within the site



Figure 7 – Existing playground (future Activity Area)



Figures 8 - Main Internal access road (South to North)



Figures 9 - Main Internal access road (South to North)



Figure 10 - Internal Trail (Access to future campsites)

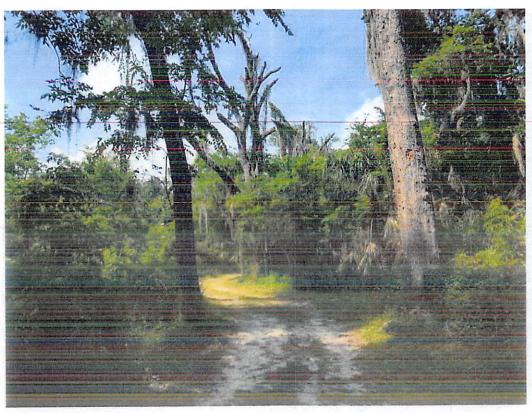


Figure 11 - Internal Trail (Access to future campsites)

### 1.7 Agency Comments

No objections were received.

### 1.8 Exhibits

Exhibit 1: General Area Map

Exhibit 2: Immediate Area Map

Exhibit 3: Future Land Use Map

Exhibit 4: Proposed Site Plan PD 21-0422

### 2.0 Recommendation

Staff recommends approval, subject to the following conditions.

### CONDITIONS:

Prior to PD Site Plan Certification, the applicant shall revise the PD General Site Plan:

### In Sheet 2 of to 2:

1. Modify the legend to change the label for the arrow from "Access or Cross Access Point" to read "Existing and Proposed Access";

ZHM HEARING DATE: July 26, 2021

BOCC MEETING DATE: September 8, 2021 CASE REVIEWER: Israel Monsanto

2. Remove all references to existing/proposed pavement types (i.e. shell, pervious, etc.). The acceptability of pavement materials will be evaluated at the plat/site/construction plan review stage in accordance with Section 6.05.02.K. of the Land Development Code;

- 3. Add cross hatching over an area corresponding to the Lupton PI. roadway surface, or the extent of any access easements on the roadway (whichever is greater). Label in the legend and with an appropriate plan label as "Shared Access Facility with Folio 93282.0150".;
- 4. Revise the label which reads "Preserve Existing Access for Residents of 9514.0500" such that it encompasses the full list of properties with easement access over Lupton Pl. The note should also list the Official Records Book and Page numbers for each easement, as is required per the Development Review Procedures Manual (DRPM). Also, note that this is a "Shared Access Facility" with those folios; and,
- Modify the site data table such that it accurately reflects the proposed <u>maximum</u> entitlements (i.e. 130 campsites, with a maximum of 530 campers) and 42 accessory single-family dwelling units.

Prior to Pd Site Plan Certification, the developer shall revise the submitted Section 6.04.02.B. Administrative Variance requests to:

- For both requests, modify the statement of proposed entitlements described in each letter to accurately reflect what is being requested (see above comment for related site data table modification); and,
- For the Lupton PI. request, modify the letter to indicate that the 10-foot lanes are being supported as it is an appropriate design for low speed roads and it fits the pedestrian friendly development proposed (i.e. widening lanes to 12-feet will encourage higher speeds through the campsites).

### 2.1 Recommended Conditions of Approval

**APPROVAL** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 31, 2021.

- 1. The project shall permit a Camp, subject to the standards from Land Development Code, LDC, Section 6.11.20. The site shall be limited to the following:
  - A maximum of 130 campsites. Campsites are limited to tents and/or cabins.
  - Maximum capacity of 530 campers,
  - Up to 42 residences, restricted to employees or staff,
  - A minimum of 130 parking spaces.
  - On-site ancillary uses and amenities including a pool, playground, ball field, volleyball court, guest services and natural trails,
  - An on-site eating establishment/kitchen/dining pavilion, event center and store accessory to the Camp and available for campers only.
- 2. Development standards shall be those of the AR Zoning District, unless otherwise specified herein:
  - 2.1 Maximum building space shall be 13,200 sq. ft. for the existing and new structures,

ZHM HEARING DATE: July 26, 2021

BOCC MEETING DATE: September 8, 2021 CASE REVIEWER: Israel Monsanto

- 2.2 Maximum height shall be one-story or 30 feet,
- 2.3 Location of the buildings and parking areas shall be as generally depicted on the General Site Plan. Building 4 shall be permitted to maintain 6 feet from the eastern PD boundary.
- 3. Parking requirements shall be in accordance with the Land Development Code (LDC) Section 6.05.00.
- 4. Buffer and screening shall be in accordance with the LDC, Part 6.06.00, unless otherwise specified herein:
  - 4.1 A 50-foot buffer shall be provided around the project boundaries, as indicated in the General Site Plan. The buffer shall be maintained in its natural state and screening shall consist of existing vegetation and/or fences, subject to Natural Resources review and approval.
  - 4.2 A solid fence shall be provided along the northwest PD boundary as indicated in the General Site Plan.
  - 4.3 The 50-foot buffer and the required screening shall constitute a "Critical Design Feature" and changes to the plan or conditions shall be considered a Major Modification, reviewed in accordance with procedures in Sec. 10.03.00 of the LDC.
- 5. The activity area shall be centrally located as indicated on the General Site Plan. No night outdoor/music events shall be permitted on site.
- 6. A 30-foot buffer/setback shall be maintained around all wetland areas in accordance with the Land Development Code (LDC) Section 4.01.07.
- 7. Development of the project is subject to review in accordance with the Land Development Code (LDC) Sections 4.01.08 and 4.01.09 for Significant and Essential Wildlife Habitats.
- 8. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- 9. Project access shall be restricted to Lupton Pl. No access onto Keysville Rd. shall be permitted.
- If PD 21-0422 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated May 19, 2021) which was found approvable by the County Engineer (on July 14, 2021), for the Lupton PI. substandard road improvements. Approval of this Administrative Variance will waive the Lupton PI. substandard road improvements required by Section 6.04.03.L. of the Land Development Code.
- 11. If PD 21-0422 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated January 6, 2021) which was found approvable by the County Engineer (on July 14, 2021), for the Keysville Rd. substandard road improvements. Approval of this Administrative Variance will waive the Keysville Rd. substandard road improvements required by Section

ZHM HEARING DATE: July 26, 2021

**BOCC MEETING DATE: September 8, 2021** 

**CASE REVIEWER: Israel Monsanto** 

6.04.03.L. of the Land Development Code.

- 12. Along it's frontage with folio 93282.0150, Lupton PI. shall be considered a Shared Access Facility. The developer, together with the initial increment of development, shall record in the Official Records of Hillsborough County a construction easement and any other easement necessary to permit the developer of adjacent properties (within which the access is being shared) to construct and utilize the required utilize the Shared Access Facility upon (re)development of the adjacent properties without further consultation. The design and location of all connections shall be subject to the review and approval of Hillsborough County.
- 13. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, the entirety of Lupton Pl. within the PD boundary shall be considered a Shared Access Facility with folios 93141.0100, 93140.0500, 93141.0000, 93140.0000, 93130.0400, and any other properties who may have an easement permitting their owners to utilize Lupton Pl.
- 14. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 15. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 16. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 17. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 18. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 19. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

ZHM HEARING DATE: July 26, 2021

**BOCC MEETING DATE: September 8, 2021** 

**CASE REVIEWER: Israel Monsanto** 

Staff's Recommendation: Approval, subject to conditions

Zoning

Administrator

J. Brian Grady Sign-off: Fri Jul 16 2021 08:07:05

### **B. HEARING SUMMARY**

This case was heard by the Hillsborough County Land Use Hearing Officer on July 26, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

### **Applicant**

Mr. Clint Cuffle with WRA Engineering spoke on behalf of the applicant. He stated the project is a Huttopia Campground, which is a high-end campground-type development. He stated the rezoning request is a re-use of the current Lupton's Boggy Bottom Event Ranch. He stated the request is consistent with the comprehensive plan.

Mr. Cuffle introduced Ms. Marilyne Tremblay, chief development officer of Huttopia, and Michael Yates of Palm Traffic. He stated the project approach is a low-impact green development with all-pervious pavement in the paved areas to the campsites located in the wooded areas. He stated the site plan is very green and pedestrian friendly.

Mr. Cuffle stated there were no staff objections, and the community supports the project. He asked Ms. Tremblay to approach the microphone.

Ms. Tremblay stated she is the chief development officer for Huttopia North America. She stated Huttopia is a "glamping" company that does glamping campgrounds. She stated the company's main mission is to conceive, build, and operate a variety of high-comfort glamping accommodations. She stated is important to the company to operate the campgrounds it develops, and that the company still operates every campground it has developed.

Ms. Tremblay stated the company's mission is also to provide guests with an ecoresponsible experience in direct contact with nature. She said it is very important to the company that its guests understand the environment they are in and to learn about it at the same time. She stated the company tries to contribute as much as possible to local development. She stated it hires all local workforce during construction and operation. She stated the company also works with local activity and product providers to supply a restaurant and camp store. Ms. Tremblay stated the company has a farm-to-table approach to its small bistro that serves guests and that it partners with local businesses.

Ms. Tremblay stated the company is family-operated and family-oriented. She stated Celine and Philippe Bossanne founded the company in 1999 and they still head the company today. She stated the Bossannes are very much involved in the company's day-to-day business and very much involved in all aspects of the business.

Ms. Tremblay stated the company has grown to over one thousand employees and has over 60 campgrounds all over the world. She stated the company's main headquarters are in Lyon, France, which is where the company was founded. She stated the company

also has the headquarters of Huttopia North America are in Montreal, and its Asian headquarters are in Shanghai.

Ms. Tremblay stated the company is opening "glamping" up to families and that its units and activities are designed for families.

Ms. Tremblay stated the company has four operating resorts in North America and will very soon have five. She stated the company opened in North America in 2015 with the first resort in Quebec. She stated in 2017 the company opened a resort in the White Mountains in New Hampshire, in 2019 the company opened a resort in southern Maine, and in May 2021 the company opened a resort in the Adirondacks in New York, near Lake George. She stated the company in three weeks will open a project in Paradise Springs, California in the Angeles National Forest. She stated the company has a second project planned for 2022 on a vineyard in northern California that has acquired land entitlements and is in construction permitting. She stated the company is hoping for its Plant City, Florida project in December 2022.

Ms. Tremblay stated the company offers very little in the way of on-site activities, and it encourages guests to discover all the activities in the surrounding area through a concierge service at the front desk. She said the company partners with local activity providers to showcase their activities so the company's guests will get out and discover the region. She stated on average the company partners with 25 to 30 local producers to service its restaurant and camp store.

Ms. Tremblay stated the company creates over 50 jobs in construction and that it hires plumbers, electricians, carpenters, and all trades. She said during operation the company creates about 30 jobs. She stated some of the jobs are seasonal and that in Plant City, Florida the season would be very long. She stated the resort will have about 10 permanent positions that are well-paying jobs for the community.

Ms. Tremblay stated the rezoning request is for a very well-known property that has made many memories for many people as the Lupton's Boggy Bottom Event Ranch. She stated the subject property is currently an event ranch that is still doing some events and weddings and has hosted many people.

Ms. Tremblay stated the company was impressed with the property, the forested areas, and the way the current owner has stewarded the property. She stated this is what drew the company to the property. She stated the request is to develop glamping accommodations with a maximum of 130 glamping tents and cabins, a bistro restaurant that serves light fare, a camp store, a pool, a children's play area, outdoor spa, and employee housing. Ms. Tremblay stated the children's play area is already in existence as well as some other amenities. She stated there is an outdoor pavilion that the company would reuse as a central location.

Ms. Tremblay stated the project will be pedestrian-centered and cars will not be allowed on the campgrounds. She stated cars are parked on the outskirts of the campgrounds in

predesigned parking, and guests walk to the units. She stated the company provides "Red Racer"-type carts for guests to carry luggage. She stated guests will have to walk to all on-site amenities. She stated the company will develop an extensive pedestrian-access-only trail network.

Ms. Tremblay stated minimal infrastructure is important to the company. She stated the units are designed to preserve the natural aspects of the subject site and to promote reversibility. She stated the company designs the units as light as possible and avoids a heavy foundation. She stated if the company were to vacate a site the grounds could revert back to their original state. Ms. Tremblay stated the units are hand assembled and do not require machinery to build. She stated the company wishes to preserve trees and have them located close to the units.

Ms. Tremblay stated the company held two public information sessions for neighbors and mailed notices of those sessions. She stated she also made some individual presentations to the Cedar Grove Baptist Church, Mosaic, and Lafayette Ridge Estates board of directors. She stated she reached by phone to some immediate neighbors and has had many conversations with them. She said the public outreach revealed one concern that the company has addressed. She explained the concern was from one of the neighboring property owners who wanted to make sure the company's guests could not feed his horses. She stated the company agreed to build a 6-foot-high solid fence along the neighboring property line. She stated otherwise the company was very happy with the way the discussions went and was glad to have good neighbors.

Mr. Cuffle displayed the PD site plan and pointed out the 6-foot-high solid fence in the northwest corner of the proposed project. He stated the allowed density under the comprehensive plan is 530 campers and 4 on-site dwelling units. He stated the project has a traffic design exemption approval and the company was going to reduce the four dwelling units down to two dwelling units. He stated the company needs only two dwelling units on the site with 530 campers. He stated the wetlands on the subject property have all been delineated and approved. He stated the proposed roads and trails serving the project will be made from permeable material. Mr. Cuffle asked Mr. Yates to approach the microphone.

Mr. Michael Yates, Palm Traffic, stated his company performed and submitted to the record a transportation analysis. He stated the project is a low trip generator with 40 p.m. peak hour trips, 30 a.m. peak hour trips. He stated Keysville Road operates at an acceptable Level of Service "C." He stated the roadway is about 30 percent at capacity.

Mr. Yates stated the applicant requested two administrative variances: one for Keysville Road; and another for Lupton Place. He stated Lupton Place serves three residential homes north of the subject property and provides cross access for them. He stated Public Works staff reviewed the administrative variance requests and found them approvable.

Mr. Cuffle stated the rezoning request is consistent with the comprehensive plan and is a modification of existing PDs with similar uses as the Boggy Bottom Ranch. He stated staff had no objections. He stated the applicant appreciates staff's support.

### **Development Services Department**

Mr. Israel Monsanto, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record. Mr. Monsanto stated he would submit an amended staff report reflecting two residences on the subject property instead of four.

### **Planning Commission**

Ms. Andrea Papandrew, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

### **Proponents**

The hearing officer asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

### **Opponents**

The hearing officer asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

### **Development Services Department**

Mr. Grady noted that Development Services Department submitted a revised staff report that changed the condition regarding the number of on-site residences.

### **Applicant Rebuttal**

Mr. Cuffle stated the applicant had nothing further.

The hearing officer closed the hearing on PD 21-0422.

### C. EVIDENCE SUMBITTED

Mr. Grady submitted into the record at the hearing a revised Development Services Department staff report and presentation slides. Mr. Cuffle submitted into the record at the hearing a copy of the applicant's slide presentation.

### D. FINDINGS OF FACT

 The subject property consists of approximately 159.7 acres located at 8418 Lupton Place, on the North side of E. Keysville Road, about one half mile east of County Road 39 in Plant City, Florida.

- 2. The subject property is currently zoned Agricultural Rural and Planned Development 89-0113 and 82-0223. The current approved uses include a ranch, event center, and restaurant.
- 3. The subject property is designated Residential-1, Agricultural-Mining, and Agricultural Rural on the comprehensive plan future land use map.
- 4. The subject property is within the Rural Service Area and is not within a community plan area.
- 5. The applicant is requesting to rezone the subject property to a new Planned Development to allow a campground with 130 units to accommodate a maximum capacity of 530 campers; two residences for employees and staff; parking, and amenities including a swimming pool, playground, ball fields, volleyball court, and natural trails; an eating establishment; an event center; and a camp store.
- 6. Minor Modifications to the existing Planned Developments, 82-0223 and 89-0113, have been filed to remove acreage to be included in the proposed campground project and to omit a parcel in PD 89-0113 that is not to be included. The Major Modifications are being considered concurrently with the subject rezoning.
- 7. Zoning districts in the immediate area of the subject property consist generally of agricultural, residential, and mining. Surrounding properties are in forest, agricultural, and residential uses.
- 8. The general site plan for the proposed project shows the activity areas will be placed internal to the site and will be screened from surrounding properties by extensive vegetation and wetlands. Structure height will be no more than 25 feet.
- 9. The proposed rezoning is compatible with surrounding residential and agricultural uses.
- 10. The proposed rezoning is consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County.*
- 11. The proposed campground project would meet the standards for a conditional use under Land Development Code section 6.11.20 for the number of campers and duration of stay. The applicant has not requested waivers to these standards.
- 12. The applicant has requested two administrative variances under Land Development Code section 6.04.02.B. for Lupton Place, a substandard private local roadway, and for Keysville Road, a substandard publicly maintained collector roadway. The County Engineer found the administrative variances approvable.
- 13. The applicant has not requested variations from the general site development requirements found in the Land Development Code Part 6.05.00, Parking and

- Loading, or Part 6.07.00, Fences and walls. The applicant has requested a variation from Land Development Code Part 6.06.00, Landscaping, Irrigation, and Buffering Requirements.
- 14. The applicant has requested to eliminate the required Type B screening along the perimeter of the proposed project adjacent to agricultural-residential uses. The applicant proposes use of the existing natural vegetation in lieu of the required Type B screening.

### Findings on LDC 5.03.06.C.6.b. variation criteria:

- 1. The variation is necessary to achieve creative, innovative, and/or mixed-use development that could not be accommodated by strict adherence to current regulations. Yes. The variation will allow preservation of the natural environment, which includes forest and wetlands along the perimeter of the subject property. Existing fencing, trees, foliage, and ground cover is equal to or exceeds the specifications of the Type B screening. Strict adherence to the Land Development Code would not achieve a greater screening level than the existing trees and vegetation will provide.
- 2. The variation is mitigated through enhanced design features that are proportionate to the degree of variation. Yes. The campsites are located within the existing property to make effective use of the existing forest and wetlands for screening from adjacent properties. A minimum 50-foot buffer will be provided between campsite areas and the PD boundary. Parking will be centrally located so that campers will be required to walk from the parking area to the campsites.
- 3. The variation is in harmony with the purpose and intent of the Hillsborough County Land Development Code. Yes. Campsites and activity areas will be located so that existing fencing, forest, and wetlands will provide effective buffering and screening from adjacent properties. The existing forest and wetlands provide protection to adjacent properties that meets or exceeds Land Development Code requirements; thus, the variation is in harmony with the purpose and intent of the Hillsborough County Land Development Code.
- 4. The variation will not substantially interfere with or injure the rights of adjacent property owners. Yes. The variation will provide effective buffering and screening of the proposed project from adjacent properties. In addition, a solid six-foot high fence will be placed along the northeast PD boundary to prevent campers from interacting with the adjacent property owner's horses. Therefore, the variation will not substantially interfere with or injure the rights of adjacent property owners.

# E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN

The rezoning request is in compliance with, and does further the intent of the Goals, Objectives, and Policies of the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County.

### F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2020). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested rezoning is consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

### G. SUMMARY

The applicant has requested to rezone the subject property to a new Planned Development to allow a campground with 130 units to accommodate a maximum capacity of 530 campers; two residences for employees and staff; parking, and amenities including a swimming pool, playground, ball fields, volleyball court, and natural trails; an eating establishment; an event center; and a camp store. The applicant has demonstrated the rezoning request is consistent with the comprehensive plan and meets the criteria of the Land Development Code.

### H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the rezoning request.

Pamela Jo Hatley PhD, D

August 16, 2021

Land Use Hearing Officer

Date:



Unincorporated Hillsborough County Rezoning				
Hearing Date: July 26, 2021  Report Prepared:	Petition: PD 21-0422 8418 Lupton Place			
July 14, 2021	North side of East Keysville Road and east of County Road 39			
Summary Data:				
Comprehensive Plan Finding:	CONSISTENT			
Adopted Future Land Use:	Residential-1 (1 du/ga; 0.25 FAR) Agricultural/Mining (1du/20ga; 0.25 FAR) Agricultural Rural 1/5 (1du/5ga; 0.25 FAR)			
Service Area:	Rural			
Community Plan:	None			
Requested Zoning:	Planned Development (PD) for a campground up to 130 units with 530 campers and a small retail center			
Parcel Size (Approx.):	159.7 +/- acres (6,956,532 square feet)			
Street Functional Classification:	E Keysville Road – <b>County Collector</b> S County Road 39 – <b>County Arterial</b>			
Locational Criteria:	Does not meet; waiver requested			
Evacuation Zone:	The subject property is not in an Evacuation Area			



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### Context

- The approximately 159.7 +/- acre subject property is east of the East Keysville Road and County Road 39 intersection, on the north side of East Keysville Road. The site is currently vacant but used to be an event facility for corporate and family events. The site is located in the Rural Service Area and is not within the limits of a Community Plan.
- The subject property is within the Residential-1 (RES-1), Agricultural/Mining 1/20 (A/M 1/20) and Agricultural Rural 1/5 (A/R 1/5) Future Land Use classifications.
- Typical allowable uses in the RES-1 Future Land Use Category include farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses are required to meet locational criteria for specific land uses.
- Typical allowable uses in the AR 1/5 Future Land Use Category include farms, ranches, feed lots, residential uses, rural scale neighborhood commercial uses, offices, industrial uses related to agricultural uses, and mining related activities. Nonresidential uses are required to meet established locational criteria for specific land uses.
- Typical allowable uses in the A/M 1/20 Future Land Use Category include mining and related activities, farms, ranches, feed lots, residential uses, rural scale neighborhood commercial uses, offices, and industrial uses related to agricultural uses. Neighborhood serving commercial uses are required to meet established locational criteria for specific land uses.
- Directly north is designated as AM 1/20 and AR 1/5 on the Future Land Use Map (FLUM). Directly east is designated as Res-1. Directly west and east is designated as RES-1 and A/R 1/5. Further south of the site is designated as Natural Preservation (NP).
- The subject property is zoned Planned Development (PD) and Agricultural Rural (AR). The properties immediately to the north are Planned Development (PD), Agricultural Rural (AR) and Agricultural/Mining (A/M) zoned with agricultural/pasture land uses. The properties immediately to the east are Agricultural Rural (AR) and Agricultural Single Family-1 (AS-1) zoned with single family residential, vacant residential and agricultural/pastureland uses. Further east at the County Road 39 intersection is light commercial and heavy industrial. The properties immediately to the south are zoned Planned Development (PD), Agricultural Rural (AR) and Agricultural Single Family-1 (AS-1) with single family residential, public utilities and crop land uses. The properties immediately to the west are zoned Planned Development (PD), Agricultural Rural (AR) and Agricultural Single Family-1 (AS-1) with single family residential, vacant residential and church land uses.
- The applicant is requesting to rezone the site from Planned Development (PD) and Agricultural Rural (AR) to a Planned Development (PD) to allow for 130 unit campground and a small retail store with up to 530 maximum campers. The subject property will also continue to allow a restaurant and recreational activities and have limited residential use for onsite maintenance staff

### **Compliance with Comprehensive Plan:**

The following Goals, Objectives, and Policies apply to this rezoning request and are used as a basis for a consistency finding.

### **Future Land Use Element**

Rural areas will typically carry land use densities of 1 du/5 ga or lesser intense designations. The One Water Chapter outlines relevant language related to water, wastewater and septic in the Rural Area. Within the rural area there are existing developments that are characterized as suburban enclaves or rural communities. These are residential developments which have a more dense development pattern and character, usually 1 or 2 du/ga. These enclaves are recognized through the placement of land use categories that permit densities higher than 1 du/5 acres. New development of a character similar to the established community will be permitted to infill in a limited manner, but not be permitted to expand into areas designated with lower land use densities.

### Rural Area

**Objective 4:** The Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.

**Policy 4.1:** Rural Area Densities Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the PEC ½ category, or rural community which will carry higher densities.

**Policy 4.5:** Clustered development can only be used for projects where substantial open space can be maintained and still retain the rural character of the surrounding community or where clustering is used to achieve the requirements of the RP-2/WVR-2 or PEC ½ land use categories. The open space maintained in this case can be used for passive recreational use, bona fide agricultural purposes or placed into a conservation easement. These lands are not intended to be used for future development entitlements.

### Land Use Categories

**Policy 8.8:** For projects whose boundaries encompass more than one land use category, density and intensity calculations will allow for the blending of those categories across the entire project. All portions of the project must be contiguous to qualify for blending. Blending of densities and intensities is not permitted across improved public roadways or between the Urban Service Area (USA) and Rural Service Area (RSA) boundary. The combined total number of dwelling units and/or FAR possible under all the land use categories within the project will be used as a ceiling for review purposes. This provides maximum design flexibility for those projects, because the location or clustering of those units on the project site need not conform to the land use category boundary on the site as long as the maximum number of dwelling units permitted for the entire project are not exceeded.

### **Environmental Considerations**

**Policy 13.3:** Environmentally Sensitive Land Credit Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity credits.

- Wetlands are considered to be the following: o Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element o Man-made water bodies as defined (including borrow pits).
- If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:
  - Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category
- If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:
  - Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on
  - That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category

### **Neighborhood/Community Development**

**Objective 16: Neighborhood Protection** – The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

**Policy 16.1:** Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

- a. locational criteria for the placement of non-residential uses as identified in this Plan,
- b. limiting commercial development in residential land use categories to neighborhood scale;
- c. requiring buffer areas and screening devices between unlike land uses;

**Policy 16.2:** Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering and screening techniques and control of specific land uses.

**Policy 16.3:** Development and redevelopment shall be integrated with the adjacent land uses through:

- a) the creation of like uses; or
- b) creation of complementary uses; or
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections

### Commercial-Locational Criteria

**Objective 22:** To avoid strip commercial development, locational criteria for neighborhood serving commercial uses shall be implemented to scale new commercial development consistent with the character of the areas and to the availability of public facilities and the market.

PD 21-0422

**Policy 22.1:** The locational criteria for neighborhood serving non-residential uses in specified land uses categories will:

- provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map:
- establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of neighborhood serving commercial development defined as convenience, neighborhood, and general types of commercial uses, is generally consistent with surrounding residential character; and
- establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.

**Policy 22.2:** The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The table identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is based on the land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long Range Transportation Plan. The maximums stated in the table/diagram may not always be achieved, subject to FAR limitations and short range roadway improvements as well as other factors such as land use compatibility and environmental features of the site.

In the review of development applications consideration shall also be given to the present and short-range configuration of the roadways involved. The five year transportation Capital Improvement Program, MPO Transportation Improvement Program or Long Range Transportation Needs Plan shall be used as a guide to phase the development to coincide with the ultimate roadway size as shown on the adopted Long Range Transportation Plan.

Roadways listed in the table as 2 or 4 lane roadways must be shown on the Highway Cost Affordable Long Range Transportation Plan; major local roadways are defined in the definitions section of this element.

At least 75% of the subject property must fall within the specified distance from the intersection. All measurements should begin at the edge of the road right-of-way.

**Policy 22.5:** When planning the location of new non-residential developments at intersections meeting the locational criteria, a transition in land use shall be established that recognizes the existing surrounding community character and supports the creation of a walkable environment. This transition will cluster the most intense land uses toward the intersection, while providing less intense uses, such as offices, professional services or specialty retail (i.e. antiques, boutiques) toward the edges of the activity center.

**Policy 22.7:** Neighborhood commercial activities that serve the daily needs of residents in areas designated for residential development in the Future Land Use Element shall be considered provided that these activities are compatible with surrounding existing and planned residential development and are developed in accordance with applicable development regulations, including phasing to coincide with long range transportation improvements.

The locational criteria outlined in Policy 22.2 are not the only factors to be considered for approval of a neighborhood commercial or office use in a proposed activity center. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of effected roadways and other policies of the

Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential neighborhood commercial use in an activity center. The locational criteria would only designate locations that could be considered, and they in no way guarantee the approval of a particular neighborhood commercial or office use in a possible activity center.

Policy 22.8: The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policy 22.2. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. Unique circumstances and specific findings should be identified by the staff or the Board of County Commissioners which would support granting a waiver to this section of the Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. The waiver can only be related to the location of the neighborhood serving commercial or agriculturally

### **Staff Analysis of Goals, Objectives, and Policies:**

The applicant is requesting to modify the site, currently zoned PD 82-0223, PD 86-0113 and Agricultural-Rural (AR), to a Planned Development (PD) to allow for a 130 unit overnight campground and a small retail store with up to 530 maximum campers. The subject property will also continue to allow restaurant and on-site amenities (pool, playground, ball field, volleyball court and natural trails) and have limited residential uses for onsite maintenance staff. The applicant is proposing a campground that will incorporate and repurpose the five existing facilities and buildings on-site with a maximum building height of 30 feet. Two additional buildings are proposed for in-house residences for staff. In total, the site will house 3 permanent and 10 seasonal employees. The existing banquet hall will continue as an outdoor eating establishment and incorporate a small retail store and the activity area, as depicted on the site plan, will have the pool, playground, volleyball court and ball field. The applicant proposes to modify conditions 6 and 12 of the previously approved Planned Development 82-0223 to allow the sale of limited groceries, camping-related items and locally made crafts/wares. Both the eating establishment and the retail store are for campers only and are not open to the public.

The development will retain the existing access to East Keysville Road and internal roadway access through the site via Lupton Place to East Keysville Road for the properties north of the project. In addition, the applicant proposes to add internal driveways and parking facilities for fire and rescue vehicles and for campers. A 130 parking spaces are proposed to accommodate the 130 campsites. The parking facilities and internal driveways will be off Lupton Place roadway, are limited to the areas shown on the site plan and will not directly connect to the proposed tents/cabins. Campers will be expected to walk on natural paths and trails to directly access all site features including tents/cabins.

Per Future Land Use Element (FLUE) Policy 8.8, projects whose boundaries encompass more than one land use category, density and intensity calculations will allow for the blending of those categories across the entire project. This 159.7 +/- acre site contains 62.99 acres or 39% of wetlands/environmentally sensitive areas. Per Policy 13.3, the Environmentally Sensitive Land Credit (FLUE), if wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on the upland acreage of

the site multiplied by 1.25. That resulting acreage is what is available to calculate density/intensity based on the maximum Intensity/Density of the Future Land Use Category.

For this site, 97.2 acres is upland, multiplied by 1.25 equals 121.5 acres to calculate density/intensity based on the Future Land Use Category (97.2 x 1.25 = 121.5 acres). The subject property is within the Residential-1 (RES-1), Agricultural/Mining 1/20 (A/M 1/20) and Agricultural Rural 1/5 (AR 1/5) Future Land Use classifications. Residential-1 (RES-1) allows up to 1 dwelling unit per gross acre, Agricultural/Mining 1/20 (AM 1/20) allows up to 1 dwelling unit per 20 gross acres and Agricultural Rural 1/5 (AR 1/5) allows up to 1 dwelling unit per 5 gross acres. For this 159.7 acre site, a blending of densities allows for up to 57 max dwelling units. Per the Land Development Code 6.11.20., a dwelling unit equals 10 campers. The applicant proposes 4 residential buildings for staff which is included in the 57 maximum dwelling units. This leaves the applicant with up to 53 dwelling units or 530 campers for the proposed campsite. The applicant is asking for the maximum allowed 530 campers with 130 cabins/tents. See the following tables below for a breakdown of total site acreage, upland acreage and maximum allowed units per Future Land Use Category.

Density Breakdown - Total Acreage			
	R-1	A/R	A/M
93268.04	0	47.22	6.23
93268.03	18.68	0	0
93282.04	33.64	18.13	0
93140.06	13.5	7.89	0
93142.00	6.33	6.89	0
93282.02	1.19	0	0
Total	73.34	80.13	6.23

Density Breakdown - Upland Acreage				
	R-1	A/R	A/M	
93268.04	0	28.49	5.81	
93268.03	5.31	0	0	
93282.04	21.42	15.81	0	
93140.06	3.66	6.3	0	
93142.00	2.32	6.89	0	
93282.02	1.19	0	0	
Total	33.9	57.49	5.81	

Density Breakdown - Maximum Allowed				
DU/AC 25% Credit Max Allo				
R-1	1/1 AC 42.375		42.375	
A/R	1/5 AC	71.8625	14.3725	
A/M	1/20 AC	7.2625	0.363125	
Total		121.5	57.1	

The applicant is proposing a campground that will incorporate and repurpose five existing facilities and buildings on-site to be used as a maintenance shed, guest assistance, event center/retail/eating establishment, site manager residence and assistant site manager residence. Two additional buildings are proposed for in-house residences for staff. For the 159.7 +/- acre site, the maximum intensity is 1,739,133 sq. ft. (0.25 FAR X 43,560 X 159.7 = 1,739,133 sq. ft). The total proposed square footage is 13,122 sq. ft. with a 0.0019 FAR, which is well below the maximum allowed.

The subject property is beyond the distance to meet locational criteria – the nearest folio (93140.0600) extends over 2,000 feet from the South County Road 39 and East Keysville

Road intersection and the maximum distance is 660 feet. The site does not meet Commercial Locational Criteria as outlined in Policy 22.2 (FLUE). A Commercial Locational Criteria waiver is required per Policy 22.8 (FLUE). The applicant has submitted a waiver. The waiver states that the proposed use is compatible with the surrounding area and the existing current commercial event center, recreational amenities, food service and resident maintenance staff buildings have all existed as a commercial use on site for approximately 40 years. The proposed project will reuse the existing buildings and the function just like the existing use, a destination event center. The past use for the site had a large amount of people concentrated in one area for a weekend event and the proposed use will have short term visitors (average under 5 days). The applicant also states that the proposed project will keep the natural buffering in place and will be low-impact emphasizing the natural beauty of the site. The existing trees and foliage will only be cleared as necessary, and the cabins/tents will be built within the existing natural landscape.

Policy 16.1 requires established neighborhoods to be protected by limiting commercial development in residential land use categories to neighborhood scale and requiring buffer areas and screening devices between unlike land uses. Policy 16.2 requires gradual transitions of intensities between different land uses be provided for as new development is proposed and approved. The use of professional site planning, buffering and screening techniques and control of specific land uses should be used. The applicant is proposing a campground that emphasizes preserving the natural environment and has agreed to meet or exceed the Type B required 20 feet buffer and preserve up to 50 feet of the existing forest and wetlands to provide the necessary buffering/screening of the adjacent properties. The proposed 50 foot buffer will have no campsites and will encompass the entire property except for the northwestern boundary where a six foot stockade style fence is proposed to provide security for the adjacent property owner's horse ranch.

The campground will be designed with minimal infrastructure to preserve as much of the natural site as possible. The proposed tents/cabins will be supported by blocks or stilts. will be lower than the tree line and colors/materials will be used that blend in with the existing environment. The natural screening/buffering of the existing dense forest and wetlands meets or exceeds the required Type B buffering and will provide a gradual transition of land uses to the adjacent single family properties to the south and the agricultural properties to the north. The existing fencing buffering/screening will be preserved adjacent to the proposed building 4, the site manager's residence, that directly abuts the single family residential on the west. In addition, there are no proposed campgrounds or activity centers that are close to the east or west boundaries; natural wetlands provided an additional buffer to adjacent properties east and west of the site. The applicants use of buffering and screening techniques beyond what is required meets the intent of Objective 16 and its accompanying policies per the Comprehensive Plan. Planning Commission staff recommends that the Hillsborough Board of County Commissioners approve the waiver to locational criteria.

Per the Development Services Division, there are a two criterion for this application that will need to be addressed prior to certification. The existing structures noted on the site plan will need to be shown as removed, except those that will be repurposed. A 50 foot buffer will be noted on the site plan between East Keysville Road for the proposed employee housing buildings on the southwestern portion of the site.

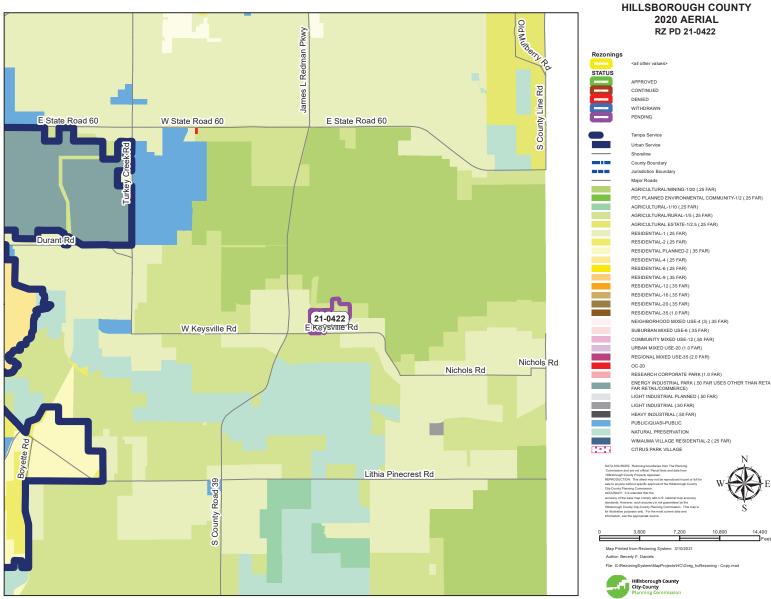
PD 21-0422

The 50 foot buffering and screening is essential to meeting the neighborhood compatibility policies (Objective 16 and its policies) per the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County. The conditions of approval will require the buffer/screening areas to be designated a "critical design feature" and any proposed alteration to such a feature or condition shall require a public hearing, as provided in Section 5.03.07.A.

Overall, the proposed Planned Development is consistent with the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and proposes additional buffering and screening meeting neighborhood compatibility and protection policies.

### Recommendation

Based upon the above considerations, the Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, subject to the conditions proposed by the Development Services Department of Hillsborough County.





# GENERAL SITE PLAN FOR CERTIFICATION



### **DEVELOPMENT SERVICES**

PO Box 1110, Tampa, FL 33601-1110

# HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

### **GENERAL SITE PLAN REVIEW/CERTIFICATION**

## BOARD OF COUNTY COMMISSIONERS

Harry Cohen
Ken Hagan
Pat Kemp
Gwendolyn "Gwen" Myers
Kimberly Overman
Mariella Smith
Stacy R. White
COUNTY ADMINISTRATOR
Bonnie M. Wise

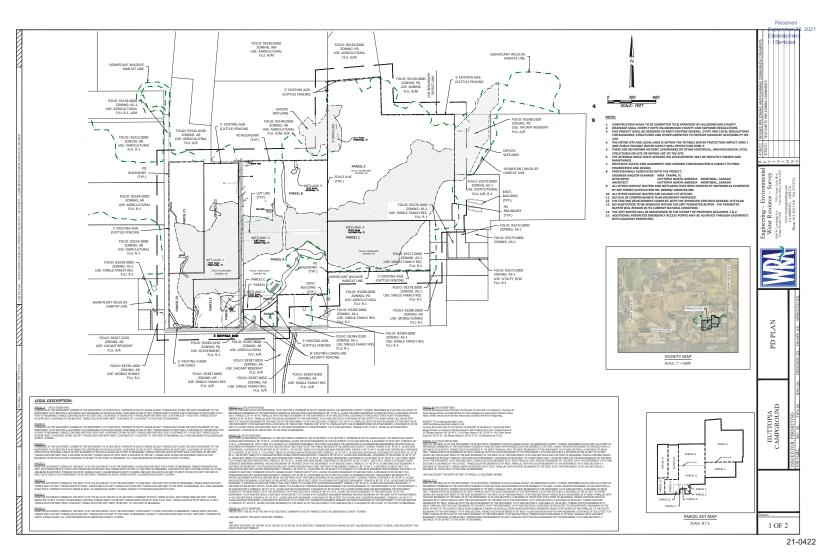
Bonnie M. Wise
COUNTY ATTORNEY
Christine M. Beck

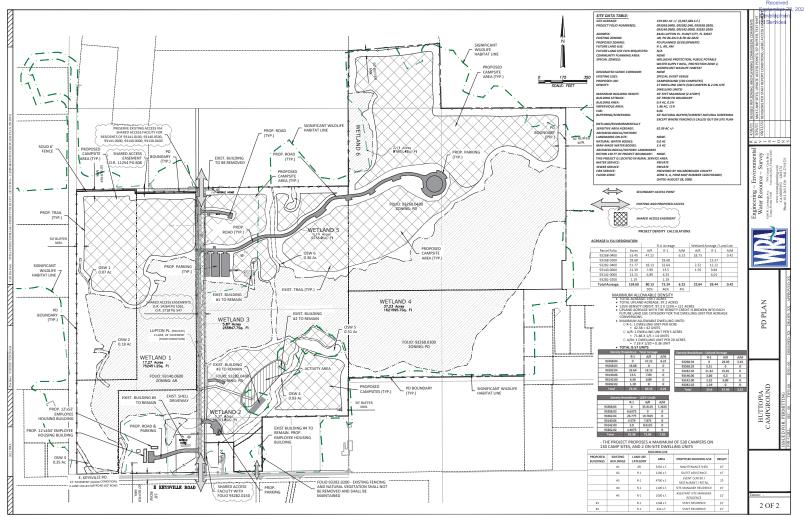
INTERNAL AUDITOR
Peggy Caskey

**DEPUTY COUNTY ADMINISTRATOR** 

Lucia E. Garsys

				_		
Project Name: HUTTOPIA CAMPGROUND						
Zoning File:	RZ-PD (21-0422)	Modification:	None			
Atlas Page:	None	Submitted:	09/28/21			
To Planner	for Review: 09/28/21	Date Due:	ASAP			
Contact Per	son: Clint Cuffle	Phone: 813-265	-3130/ ccuffle@wraengineering.cc	om		
Right-Of-W	Right-Of-Way or Land Required for Dedication: Yes No					
(  The De	evelopment Services Departm	nent HAS NO OBJE	CTION to this General Site Plan.			
( ) The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:						
Reviewed b	lsrael Mo	nsanto	Date: 9/28/21			
Date Agent	Owner notified of Disapp	proval:				





# AGENCY COMMNENTS

### AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department  REVIEWER: James Ratliff, AICP, PTP  PLANNING AREA: ER		PATE: 5/7/2021 Revised: 7/15/2021 AGENCY/DEPT: Transportation PETITION NO.: PD 21-0422	
	This agency has no comments.		
	This agency has no objection.		
X	This agency has no objection, subject to the listed or attac	ched conditions.	
	This agency objects for the reasons set forth below.		

### **REPORT SUMMARY AND CONCLUSIONS**

- Although exact numbers cannot be quantified, the proposed rezoning is anticipated to decrease the number of trips potentially generated by development of the subject parcel. The proposed development is anticipated to generate 388 average daily trips, 30 trips in the a.m. peak hour, and 39 trips in the p.m. peak hour.
- If the rezoning is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance for Lupton Pl., which is a substandard, local roadway. The developer will not be required to make any substandard road improvements to Lupton Pl.
- If the rezoning is approved, the County Engineer will approve a Section 6.04.02.B. Administrative for Keysville Rd., which is a substandard, collector roadway. The developer will not be required to make any substandard road improvements to Keysville Rd.
- Staff has required certain conditions, including prior to certification conditions, which reflect Keysville Rd. as a Shared Access Facility (both as exists and is proposed), as well requires modification to the pending Section 6.04.02.B. Administrative Variance requests.
- Transportation Review Section staff has no objection to the proposed rezoning, subject to the conditions proposed hereinbelow.

### CONDITIONS OF APPROVAL

### New Conditions

- 1. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- 2. Project access shall be restricted to Lupton Pl. No access onto Keysville Rd. shall be permitted.
- 3. If PD 21-0422 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated May 19, 2021) which was found approvable by the County Engineer (on July 14, 2021), for the Lupton Pl. substandard road improvements. Approval of this Administrative Variance will waive the Lupton Pl. substandard road improvements required by Section 6.04.03.L. of the Land Development Code.

- 4. If PD 21-0422 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated January 6, 2021) which was found approvable by the County Engineer (on July 14, 2021), for the Keysville Rd. substandard road improvements. Approval of this Administrative Variance will waive the Keysville Rd. substandard road improvements required by Section 6.04.03.L. of the Land Development Code.
- 5. Along it's frontage with folio 93282.0150, Lupton Pl. shall be considered a Shared Access Facility. The developer, together with the initial increment of development, shall record in the Official Records of Hillsborough County a construction easement and any other easement necessary to permit the developer of adjacent properties (within which the access is being shared) to construct and utilize the required utilize the Shared Access Facility upon (re)development of the adjacent properties without further consultation. The design and location of all connections shall be subject to the review and approval of Hillsborough County.
- 6. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, the entirety of Lupton Pl. within the PD boundary shall be considered a Shared Access Facility with folios 93141.0100, 93140.0500, 93141.0000, 93140.0000, 93130.0400, and any other properties who may have an easement permitting their owners to utilize Lupton Pl.

### Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the site plan to:
  - Modify the legend to change the label for the arrow from "Access or Cross Access Point" to read "Existing and Proposed Access";
  - Remove all references to existing/proposed pavement types (i.e. shell, pervious, etc.). The acceptability of pavement materials will be evaluated at the plat/site/construction plan review stage in accordance with Section 6.05.02.K. of the Land Development Code;
  - Add cross hatching over an area corresponding to the Lupton Pl. roadway surface, or the extent of any access easements on the roadway (whichever is greater). Label in the legend and with an appropriate plan label as "Shared Access Facility with Folio 93282.0150".;
  - O Revise the label which reads "Preserve Existing Access for Residents of 9514.0500" such that it encompasses the full list of properties with easement access over Lupton Pl. The note should also list the Official Records Book and Page numbers for each easement, as is required per the Development Review Procedures Manual (DRPM). Also, note that this is a "Shared Access Facility" with those folios; and,
  - Modify the site data table such that it accurately reflects the proposed maximum entitlements (i.e. 130 campsites, with a maximum of 530 campers) and 4 accessory single-family dwelling units.
- Prior to Pd Site Plan Certification, the developer shall revise the submitted Section 6.04.02.B. Administrative Variance requests to:
  - For both requests, modify the statement of proposed entitlements described in each letter to accurately reflect what is being requested (see above comment for related site data table modification); and,
  - o For the Lupton Pl. request, modify the letter to indicate that the 10-foot lanes are being supported as it is an appropriate design for low speed roads and it fits the pedestrian friendly development proposed (i.e. widening lanes to 12-feet will encourage higher speeds through the campsites).

### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone multiple parcels, totaling +/- 159.68 ac., from Agricultural Rural (AR), Planned Development (PD) #82-0223 and PD #86-0113 to a new PD. The proposed PD is seeking entitlements of up to 130 campsites (with a maximum of 530 campers) and 4 accessory single-family dwelling units.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project. Staff is unable to provide a detailed calculation or comparison of the trips potentially generated under the existing and proposed zoning designations, due to the fact that the largest portion of the site, previously operating as a special events center, does not have a corresponding ITE Land Use Code within the 10<sup>th</sup> Edition of the Institute of Transportation Engineer's Trip Generation Manual. Instead, staff has provided an analysis of trip impacts from the proposed development. Staff notes that that, depending upon the size and frequency of special events that were (or could be) held onsite given the existing zoning, the proposed modification likely results in a substantial decrease in the maximum trip generation potential of the subject site.

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, 130 Campsites (ITE LUC 416)	350 (est.)	27	35
PD, 4 Accessory Single-Family Detached Dwelling Units/ Staff Quarters (ITE LUC 210)	38	3	4
Subtotal:	388	30	39

### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Lupton Pl. is a 2-lane, undivided, privately maintained, substandard, local roadway characterized by 10-foot wide travel lanes. The road does not lie within a defined right-of-way per say, and there are multiple properties which have easement access over the roadway. There are no sidewalks or bicycle facilities along Lupton Pl.

Keysville Rd. is a 2-lane, undivided, publically maintained, substandard, collector roadway characterized by +/- 22- feet of pavement travel lanes in average condition. Along the project frontage, the roadway lies within a +/- 52-foot wide right-of-way. There are no sidewalks or bicycle facilities along Keysville Rd. in the vicinity of the proposed project.

### **SITE ACCESS AND CONNECTIVITY**

Access to the project will be via internal connections to Lupton Pl. (a private roadway traversing the PD), which itself connects to Keysville Rd. Cross-access is not required, consistent with Section 6.04.03.Q. of the LDC. Transportation Review Section staff is requiring the roadway be designated as a Shared Access Facility, not only to recognize the existing easements serving the properties to the north of the project, but also allow the adjacent folio 93282.0150, currently owned by Tampa Bay Water, to connect to Lupton Pl. in the event the utility uses are discontinued and the site redevelops. This is due to the fact that Lupton Pl. and the driving serving that site do not meet minimum spacing standards.

Consistent with the applicant's transportation analysis, no auxiliary (turn) lanes are warranted pursuant to Section 6.04.04.D. of the Hillsborough County Land Development Code (LDC).

### REQUESTED ADMINISTRATIVE VARIANCE #1 (LUPTON PL.)

Lupton Pl. is a substandard, private, local roadway. The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance request (dated May 19, 2021) from the Section 6.04.03.L. requirement whereby an applicant is required to improve a substandard roadway, between its project access and nearest standard roadway, to current County standards. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on July 14, 2021). If this rezoning is approved the County Engineer will approve the above referenced Administrative Variance request. If approved, no substandard road improvements on Lupton Pl. will be required.

### REQUESTED ADMINISTRATIVE VARIANCE #2 (KEYSVILLE RD.)

Keysville Rd. is a substandard, publicly maintained, collector roadway. The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance request (dated January 6, 2021) from the Section 6.04.03.L. requirement whereby an applicant is required to improve a substandard roadway, between its project access and nearest standard roadway, to current County standards. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on July 14, 2021). If this rezoning is approved the County Engineer will approve the above referenced Administrative Variance request. If approved, no substandard road improvements on Keysville Rd. will be required.

### ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Data from the Hillsborough County 2020 Level of Service (LOS) Report for the adjacent roadway segment is reported below. Lupton Pl. is not a regulated roadway. As such, LOS information for that facility cannot be provided.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
Keysville Rd.	CR 39	Lithia Pinecrest Rd.	С	С

Source: Hillsborough County 2020 Level of Service Report.

From: Williams, Michael [WilliamsM@HillsboroughCounty.ORG]

Sent: Wednesday, July 14, 2021 7:34 PM

To: Michael Yates [myates@palmtraffic.com]; vcastro@palmtraffic.com

CC: Clint Cuffle [ccuffle@wraengineering.com]; Tirado, Sheida

[TiradoS@hillsboroughcounty.org]; Monsanto, Israel [MonsantoI@hillsboroughcounty.org];

Ratliff, James [RatliffJa@hillsboroughcounty.org]; Andrea Papandrew

[papandrewa@plancom.org]

Subject: FW: PD 21-0422 Huttopia

**Attachments:** 21-0422 AvReq 05-31-21.pdf

### Michael,

I have found the attached Section 6.04.02.B. Administrative Variances (AV) for PD 21-0422 APPROVABLE with CONDITIONS as follows:

- 1. Hutopia Keysville: Prior to Certification the applicant will correct the request to reflect the proposed 130 campsites and 2 staff units (instead of 150 campsites) as it is depicted in the Traffic Study and zoning request.
- 2. Hutopia Lupton: Lupton Road's 10-ft lanes are being supported as it is an appropriate design for low speed roads and it fits the pedestrian friendly development proposed, widening lanes to 12-ft will encourage higher speeds through campsites.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Ingrid Pardon (<a href="mailto:padroni@hillsboroughcounty.org">padroni@hillsboroughcounty.org</a> or 813-307-1709) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to <a href="PW-CEIntake@hillsboroughcounty.org">PW-CEIntake@hillsboroughcounty.org</a>

Mike

### Michael J. Williams, P.E.

**Director, Development Review County Engineer**Development Services Department

P: (813) 307-1851 M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

### Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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Please note: All correspondence to or from this office is subject to Florida's Public Records law.

**From:** Michael Yates < myates @ palmtraffic.com>

**Sent:** Friday, June 25, 2021 12:01 PM

To: Williams, Michael < Williams M@ Hillsborough County. ORG >

**Cc:** Tirado, Sheida < <u>TiradoS@hillsboroughcounty.org</u>>; Clint Cuffle < <u>ccuffle@wraengineering.com</u>>

Subject: FW: PD 21-0422 Huttopia

[External]

Michael and Sheida,

Have you completed your review of the TA and AV for the project? We did a continuance for the June ZHM and are trying to make the July ZHM. Thank you.



### **Michael Yates**

Principal

(813) 359-8341 Direct

(813) 296-2595 Main

(813) 205-8057 Cell

myates@palmtraffic.com

From: Michael Yates

Sent: Thursday, May 20, 2021 1:44 PM

To: PW-CEIntake < PW-CEIntake @ hillsboroughcounty.org >

Cc: Williams, Michael < Williams M@ Hillsborough County. ORG >; Tirado, Sheida

### <TiradoS@hillsboroughcounty.org>

Subject: FW: PD 21-0422 Huttopia

Michael and Sheida,

Attached are the revised Transportation Analysis and Administrative Variance for Lupton Place based on our meeting. I have also attached the previously submitted Administrative Variance for Keysville Road. These documents are also being uploaded into Accella. Please let me know if you have any question or comments.



### **Michael Yates**

Principal

(813) 359-8341 Direct

(813) 296-2595 Main

(813) 205-8057 Cell

myates@palmtraffic.com

From: Michael Yates

**Sent:** Thursday, May 20, 2021 11:38 AM

**To:** 'Marilyne Tremblay' < <u>Marilyne.Tremblay@huttopia.com</u>>; Clint Cuffle < <u>ccuffle@wraengineering.com</u>>; Roy Mazur < <u>rmazur@wraengineering.com</u>> **Cc:** Reed Fischbach < <u>reed@fischbachlandcompany.com</u>>; Piercen Wright

<pwright@wraengineering.com>

Subject: RE: PD 21-0422 Revised Site Plan & Supplemental Narrative

Clint,

Attached are the 3 documents that need to be uploaded.



### Michael Yates

Principal

(813) 359-8341 Direct

(813) 296-2595 Main

(813) 205-8057 Cell

myates@palmtraffic.com

This email is from an **EXTERNAL** source and did not originate from a Hillsborough County email address. Use caution when clicking on links and attachments from outside sources.

### **Additional / Revised Information Sheet**

Hillsborough County Planning and Growth Management Department Zoning Administration Division

Date Stamp Here

Application Number: PD 21-0422 Reviewing Planner's Name: Israel Monsa	Applicant's Name: Roy Mazur
Application Type: [Select One:] PD	Current Hearing Date: 7/26/2021
Application Type: <u>ISelect One.</u> ]	Current Hearing Date
Please check (✓) all appropriate changes / addition	ns:
Revised Plans or Request information: # of I	Plans Submitted: Large Small
☐ Acreage (☐ Added / ☐ Removed) # of Acre	s: Changes to Requested Uses
Revised Building or Lot Layout	☐ Revised Square Footage (FAR) Info
X Access Point(s) - (X Added / Deleted /	Moved) Detail added
☐ Changes to Requested Number of Units (☐ -	Increase,   - Decrease,  - Reallocation)
Other:	
Other Additions:	
Revised/Corrected Legal Description	☐ Traffic Analysis
Party of Record Letter(s) or Petition	Additional Fees – Receipt #
Letter Requesting a Continuance / Reman	d / 🔲 Withdrawal
Other: Change in Applicant, New Adjacen	nt Parcel List, New Variance Request
	OFFICE USE ONLY
<ul><li>☐ Notification E-Mail Sent</li><li>☐ Scanned into O</li><li>☐ Transmittal Completed</li></ul>	PTIX  Planner Reviewed In-Take Completed by:
☐ Transportation     ☐ Community       ☐ Community     ☐ Natural	Recreation SWFWMD  inty Planning Water – Reclaimed  Resources Water Utilities  oject Review Water – Wastewater
	ation Authority



4260 West Linebaugh Avenue Tampa, Florida 33618 813-265-3130 phone 813-265-6610 fax

www.wraengineering.com

Engineering ♦ Planning ♦ Environmental Science

### LETTER OF TRANSMITTAL

II.				
To: Zoning Intake		Date: June 2, 2021		
<b>Development Services</b>		HUTTOPIA CAMPGROUND		
601 E Kennedy Blvd,	19 <sup>th</sup> Floor		PLANNEI	D DEVELOPMENT
Tampa, FL 33601			Appli	cation Revision
We Transmit:	The Following:	For	Your:	Action Needed/Taken:
	<ul><li>■ Drawings/Prints</li><li>□ Correspondence</li></ul>		Review &Comment	☐ Your Signature ☐ Revise & Resubmit
<ul><li>☐ As Requested</li><li>☐ Via Overnight Delivery</li></ul>	■ Disk(s) ■ Other		Reference/Files Please Return	☐ Call Upon Receipt ■ For Distribution
	DE	SCRIPTIO	DN .	
(1) Revised PD Plan				
(1) Adjacent Parcel Map				
(1) Adjacent Parcel Listin	g (Labels)			
(1) Revised Application				
(1) Administrative Variance				
(1) Administrative Variance		9		
(1) Transportation Analys				
(1) Additional Information (1) Adjacent Parcel List	Form			
(1) Adjacent Parcer List (1)Transmittal Letter				
(1) ZIP File with Submitta	I Documentation			
(1) ZIP FIIE WILLI SUDITIILLA	ii Documentation			
	Development project.	Should yo	ou have any quest	icant and of the Huttopia ions or need any additional
Thank you,				
Clint Cuffle P.E. Principal WRA Engineering				



January 6, 2021

Mr. Michael Williams, P.E. Hillsborough County Public Works 601 E. Kennedy Boulevard Tampa, Florida 33602

RE: Huttopia Keysville

Administrative Variance Request Palm Traffic Project No. T20036

Dear Mr. Williams:

The letter documents our request for an administrative variance to Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development of up to 150 campsites. This request is made based on our meeting on July 23, 2020. In attendance on the conference call: Michael Williams, James Ratliff, Ben Kniesly, Sheida Tirado, Roy Mazur, Marilyne Tremblay, and Michael Yates.

The project proposes to have one (1) full access to Keysville Road from Lupton Place. Keysville Road is identified in the Hillsborough County Comprehensive Plan as a collector roadway. Keysville Road was identified during our meeting as a substandard road from CR 39 to Lithia Pinecrest Road.

This request is for a variance to the TS-7 typical section of the Hillsborough County Transportation Technical Manual in accordance with LDC Section 6.04.02.B, as follows: (a) there is an unreasonable burden on the applicant; (b) the variance would not be detrimental to the public health, safety and welfare and, if applicable, (c) without the variance, reasonable access cannot be provided. These items are further discussed below.

### a) There is unreasonable burden on the applicant

The cost of bringing a substandard road up to current design standards creates a financial burden on the applicant and will not allow the proposed project to move forward. The existing ROW along Keysville Road varies between 55 and 60 feet. The typical TS-7 section for a rural, two-lane undivided roadway requires a minimum of 96 feet of ROW. The additional cost required to bring this roadway to current design standards is prohibitive.

### b) The variance would not be detrimental to the public health, safety and welfare.

The posted speed limit is 45 mph on Keysville Road with existing 11-foot travel lanes and shoulders along both sides of Keysville Road. Sidewalks along the roadway are not required since the property is outside the urban service area and located beyond two (2) miles to the nearest public school. According to crash data provided by the County for the 4.7-mile segment of Keysville Road from CR 39 to Lithia Pinecrest Road, there have been 49 crashes between 2015 to 2019 with 38 no injury, 10 injury and 1 fatality. Ten (10) of the crashes were at the intersection of Keysville Road and CR 39

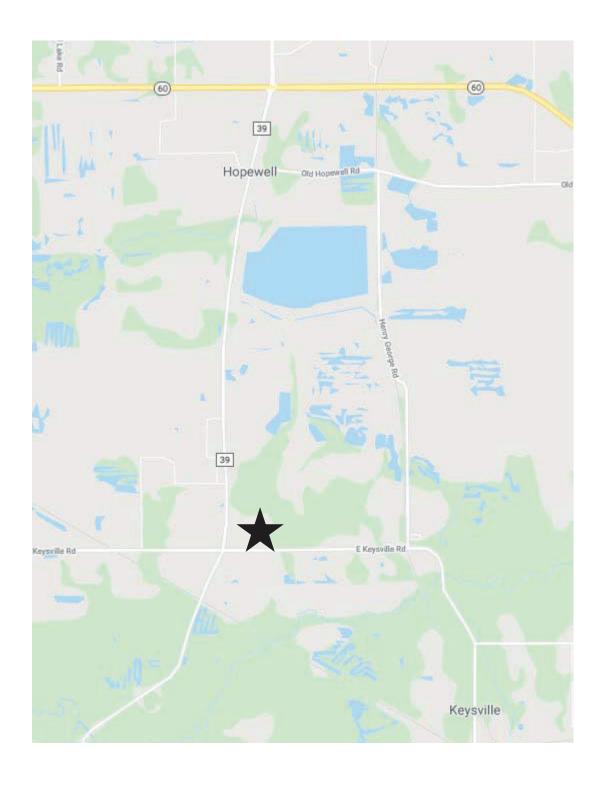
and Five (5) of the crashes were at the intersection of Keysville Road and Lithia Pinecrest Road. Based on 34 crashes, the segment has had an average of 6.8 crashes per year or 1.45 crashes per mile per year. Based on all 49 crashes, 22 had drivers between the ages of 15 and 24 years old, 47 had no roadway contributing factors, 39 occurred on dry pavement and 37 occurred during daylight hours. Keysville Road currently has a relatively low AADT of 3,156 vpd and operates at a Level of Service C with a daily v/c ratio of 0.23. The proposed develop is a low trip generation use and would not impact the existing level of service. Based on this information, the requested variance would not be detrimental to public health, safety, or welfare.

### c) Without the variance, reasonable access cannot be provided.

There is no other access for this project. Therefore, the access on Keysville Road is necessary.

Sincerely,	MILL CASON	
Palm Traffic	SHITLICENS PO	
Victor Casa 1-6-21	No 47128	
1-6-21	STATE OF	
Vicki L Castro, P.E. Principal	ORIDACINATION ON ALENGTHING	
Based on the information prov	vided by the applicant, this reques	t is:
	_Disapproved	Approved
If there are any further questi	ions or you need clarification, plea	se contact Benjamin Kniesly, P.E.
		Sincerely,
		Michael J. Williams
		Hillsborough County Engineer

### Location Map





May 19, 2021

Mr. Michael Williams, P.E. Hillsborough County Public Works 601 E. Kennedy Boulevard Tampa, Florida 33602

RE: Huttopia Lupton Place

Administrative Variance Request Palm Traffic Project No. T20036

### Dear Mr. Williams:

The letter documents our request for an administrative variance to Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development of up to 130 campsites and 2 units for staff housing. This request is made based on our meeting on May 10, 2021. In attendance on the virtual meeting: Michael Williams, Sheida Tirado, Roy Mazur, Marilyne Tremblay, Clint Cuffle, Joe Cimino, Reed Fishback and Michael Yates.

The project proposes to have one (1) full access to Keysville Road from Lupton Place. Lupton Place currently serves the project and provides a shared access to three (3) single family dwelling units to the north. This project is unique and the follow paragraphs will describe the project.

### The Huttopia Group

The Huttopia group is a pioneer (20 years of experience) and one of the references in the design, construction, management, and distribution of glamping resorts worldwide (See Appendix A). With over 60 operating resorts in Europe and North America (White Mountains - NH, Sanford - ME, Adirondacks - NY, Sutton - Canada), and several more in various stages of development in the United States (California, Florida, etc.), Canada, China, France, Spain and the Netherlands, its experience in developing high-comfort glamping getaways showcasing the local culture and biodiversity is unequalled.

The light, environmentally sensitive touch of Huttopia's tents and camping cabins are in stark opposition to traditional resort developments that tend to have significant impacts on local landscapes. Each unit is individually site located and hand assembled to generate the least impact on soils and vegetation and to ensure guests ultimately benefit from an immersion in nature. Units are nestled between trees and geological features with their light construction avoiding heavy foundations favouring reversibility of the land should units need to be removed or relocated.

### The Huttopia Concept

Central to Huttopia's family-oriented concept is the idea that the pedestrian is king. Huttopia glamping sites are designed with the intention of encouraging guests to drop their car off in the parking lot when they arrive and completely forget about it while they are onsite. They encourage active transportation throughout the site by designing an extensive pedestrian trail system providing connectivity and ease of access to all areas of the properties. Some of the main tenets of the guest experience are direct contact with nature, an active lifestyle, and a complete break

from everyday life, including vehicle traffic, WIFI, etc. Page 8 in Appendix A illustrates how this concept is implemented at our operating campgrounds in Southern Maine and New Hampshire. These plans clearly demonstrate the dominance of pedestrian traffic over vehicular traffic on Huttopia's campgrounds. Connectivity is reserved to pedestrians, encouraging all to leave their cars parked and walk everywhere.

This request is for a variance to the TS-7 typical section of the Hillsborough County Transportation Technical Manual in accordance with LDC Section 6.04.02.B, as follows: (a) there is an unreasonable burden on the applicant; (b) the variance would not be detrimental to the public health, safety and welfare and, if applicable, (c) without the variance, reasonable access cannot be provided. These items are further discussed below.

### a) There is unreasonable burden on the applicant

This project is being designed to provide an extensive pedestrian trail system providing connectivity throughout the property, just as they have done in all their projects. Huttopia's guests and their children should feel safe knowing that vehicle traffic is limited to very specific paths, mainly used to provide access to parking areas and access for emergency services. This is central to Huttopia's development concept.

Lupton Place traverses the property North/South. Bringing Lupton Place up to County standards would involve a 96-foot easement width, 12-foot travel lanes, 5-foot paved shoulders (34 feet of asphalt) with open ditches and 5-foot sidewalks. This is in direct opposition with Huttopia's goal of building a project where pedestrians are at the top of the transportation pyramid. Lupton Place is currently a straight, paved road about 20 feet wide with an easement width of 60 feet. Any widening or improvement of road conditions would encourage guests using it to access the parking lots to increase their speeds. In its current state, this quaint private road gives motorists the impression that they are on private property and roadway speeds are not appropriate. Bringing this access to County standards would send a different message to users and would invariably result in increased speeds through the property.

Huttopia would in fact propose the opposite should be done. Planting native trees and plants along the access road to increase visual cues to drivers and other such natural traffic calming measures could be proposed in Huttopia's detailed design for the property. Huttopia's ultimate objective is to improve pedestrian safety on the property and discourage higher speeds on this private access road dividing the property. A preliminary connectivity concept for the property is illustrated in Appendix B.

Huttopia's projects promote healthy lifestyles and actives transportation. This approach of walkability is in line with current New Urbanism and Smart Growth objectives. The roadway standards that would apply in the case of the Lupton Place road would invariably result in a decrease in pedestrian safety and walkability on the campground, creating a barrier splitting the property in two sections.

### The variance would not be detrimental to the public health, safety and welfare.

Lupton Place has approximately 10-foot travel lanes through the project. The Florida Design Manual states that: 10-foot travel lanes are typically provided on very low speed roadways (design speed < 35 mph) but should consider wider lanes when transit

is present or truck volumes exceed 10%. Given Lupton Place will be a private road, only serving this development and the three (3) single family homes, the 10-foot lanes are appropriate. Furthermore, this project is being designed to provide an extensive pedestrian trail system providing connectivity throughout the property, just as they have done in all their projects. Huttopia's guests and their children should feel safe knowing that vehicle traffic is limited to very specific paths, mainly used to provide access to parking areas and access for emergency services. Based on this information, the requested variance would not be detrimental to public health, safety, or welfare.

### b) Without the variance, reasonable access cannot be provided.

There is no other access for this project or the three (3) single family homes. Therefore, the existing Lupton Place connection to Keysville Road is necessary.

Sincerely,

Palm Traffic

Vicki L Castro Digitally signed by Vicki L Castro Date: 2021.05.20 10:43:50 -04'00'

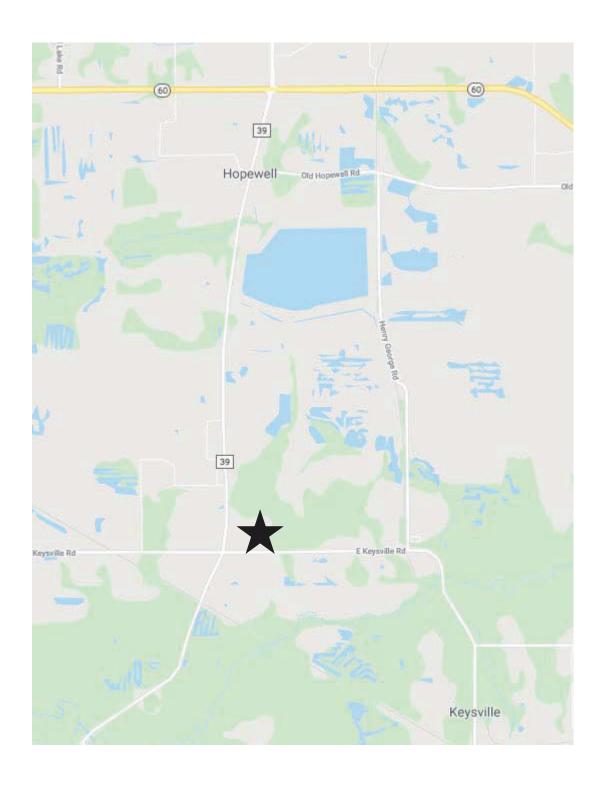


Vicki L Castro, P.E. Principal

Based on the information provided by the applicant, this req	uest is:
Disapproved	Approved
f there are any further questions or you need clarification, p	lease contact Benjamin Kniesly, P.E.
	Sincerely

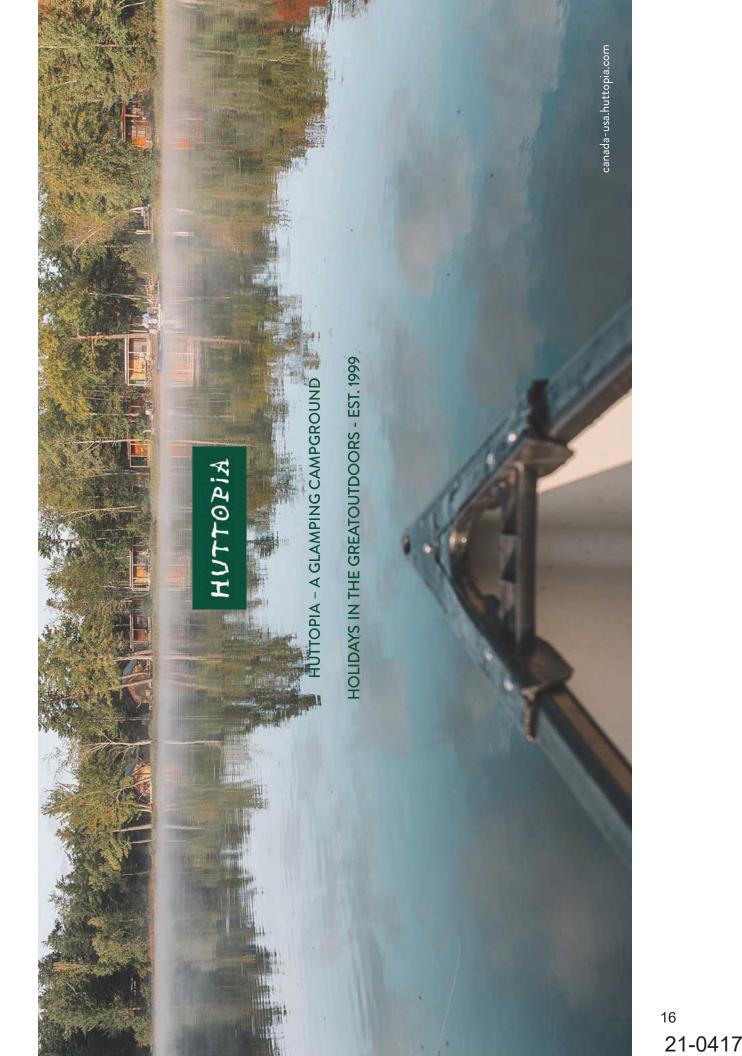
Michael J. Williams Hillsborough County Engineer

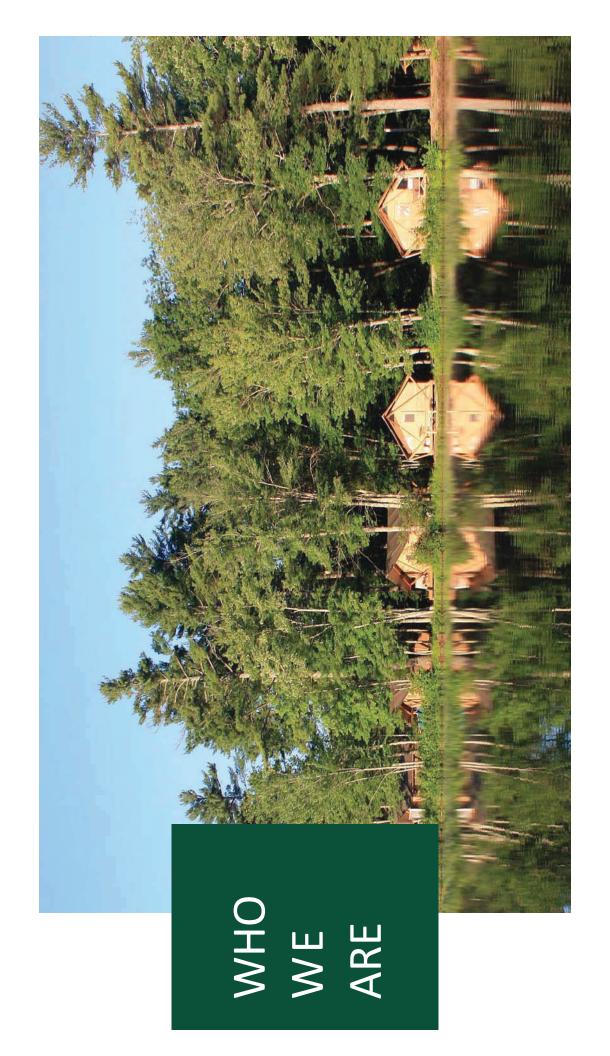
### Location Map

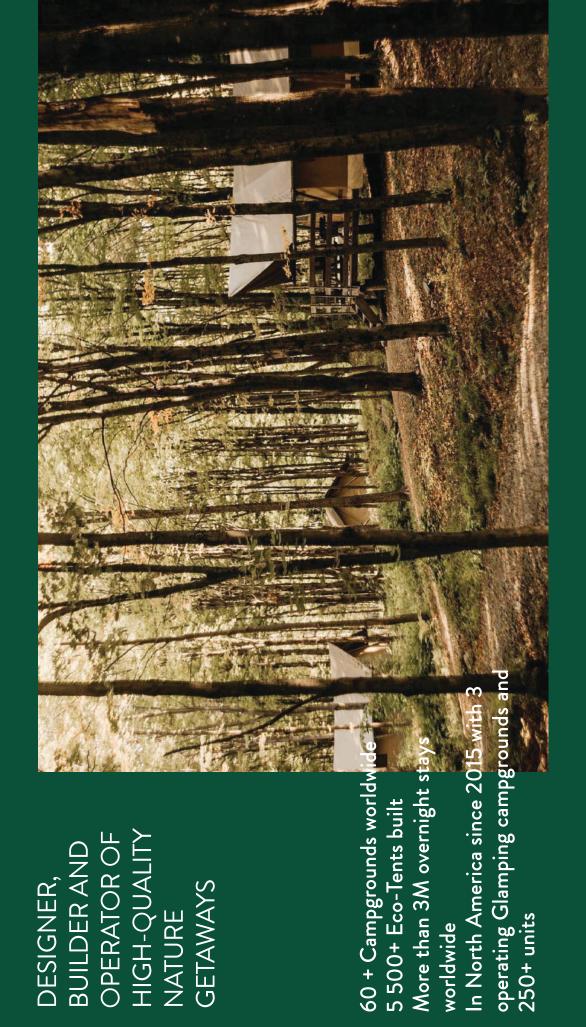


### **A**PPENDIX

### APPENDIX A



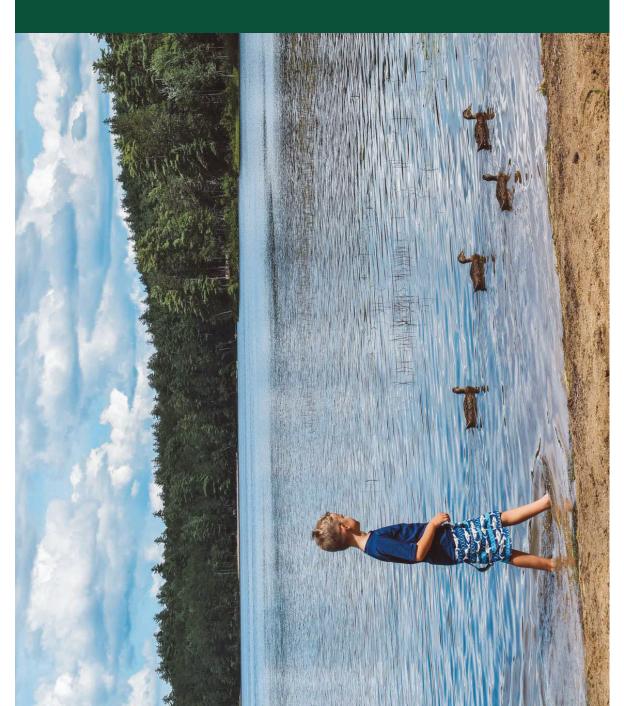




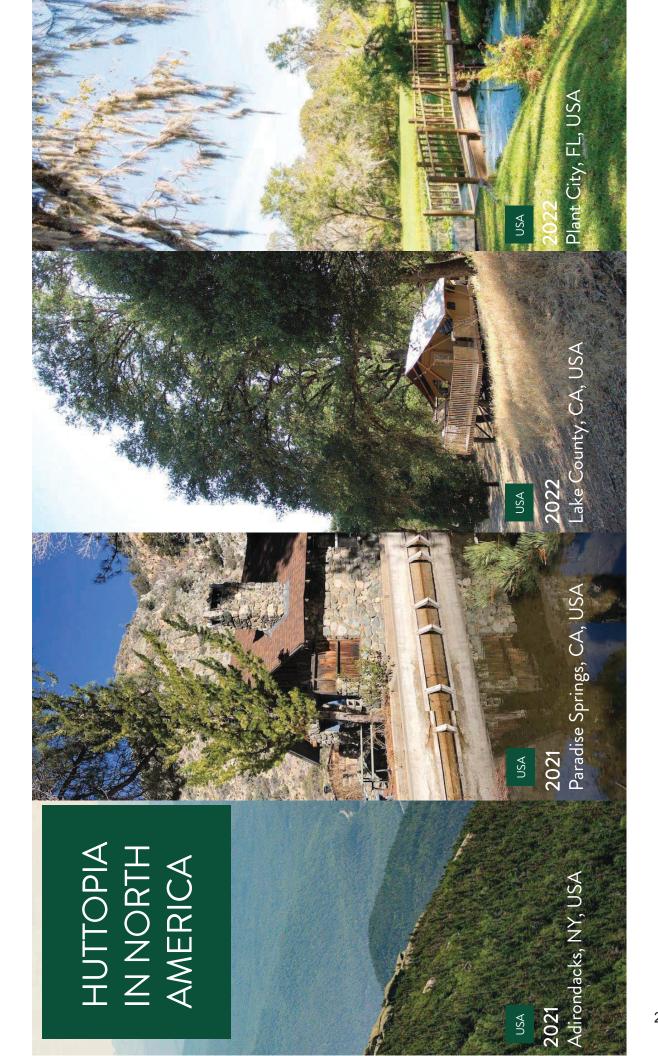
BUILDER AND OPERATOR OF HIGH-QUALITY NATURE GETAWAYS DESIGNER,

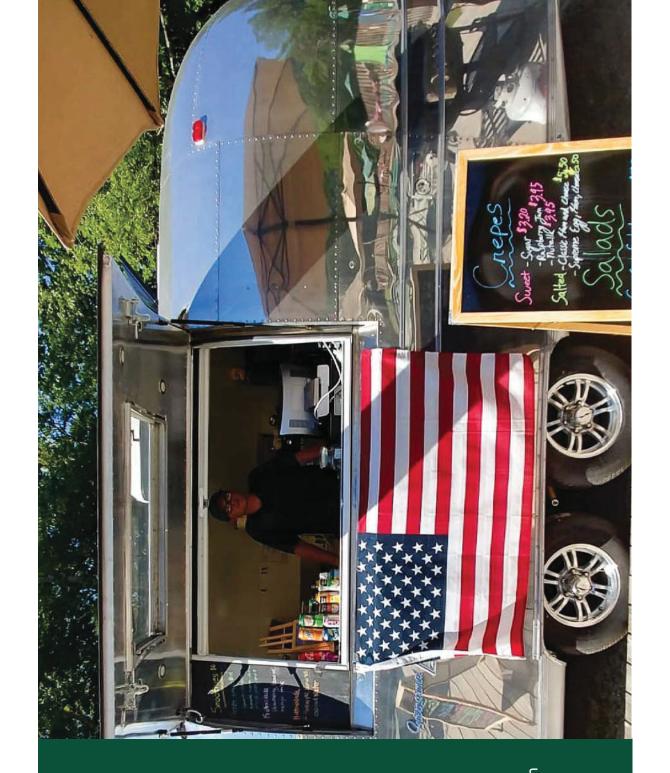
# A FAMILY BUSINESS

- Family-owned business founded in 1999 by Céline and Philippe Bossanne who are still leading the company
- Grown to 1000+ employees around the world, with 3 headquarters in Lyon, Montreal and Shanghai
- Opening glamping up, an industry traditionally aimed at couples, with products geared to families
- Looking to partner with local activity providers to offer a variety of childrenfriendly activities
- Encouraging families to interacts with nature and discover the beauty of each site









## OUR MISSION

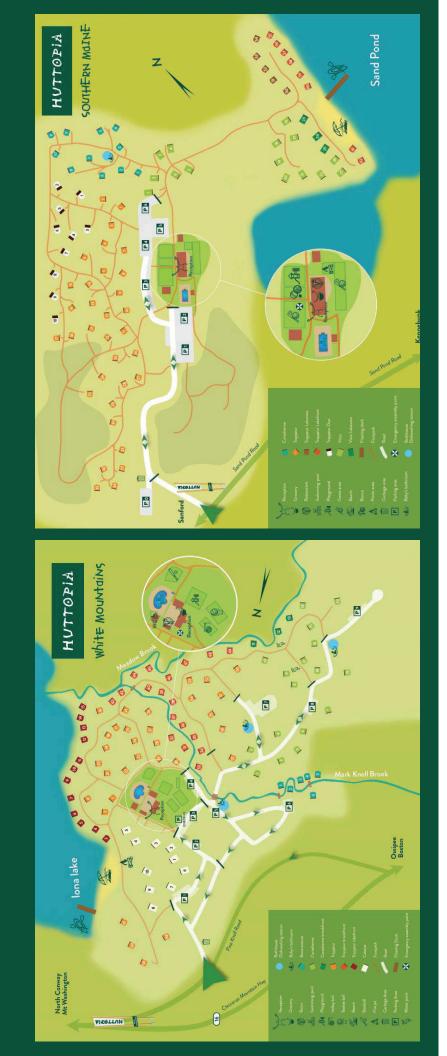
Conceive, build and operate a variety of high-comfort, glamping accommodations in exceptional natural settings

an eco-responsible experience in direct contact with nature Provide our guests

through partnerships and through showcasing local activities and Contribute to local development

products

### IN OUR CAMPGROUNDS WALKABILITY





NOT an all-inclusive! We offer very little in the way of activities onsite

15:3\$

products in the small boutique **We partner with local producers** to provide local fares at the restaurant **and showcase local** 

25 +

We encourage our guests to discover the

7000

region and its activities

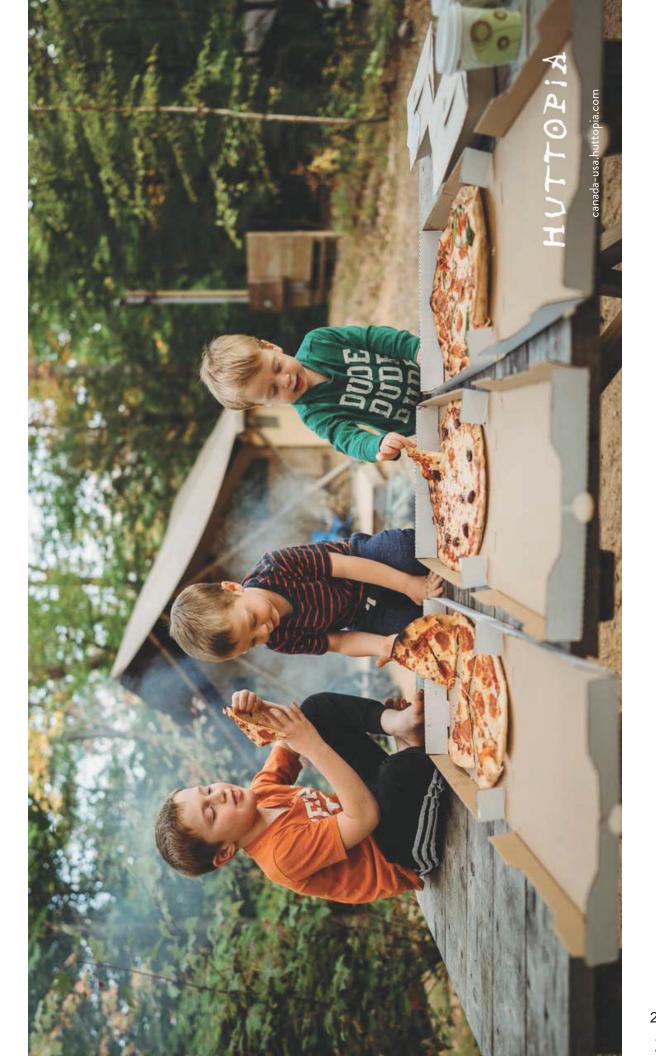
For every 1\$ spent at Huttopia, a guest spends 3\$ in the surrounding community

Average number of local producers and service provider's Huttopia partners with Average number of visitors at a Huttopia site each season

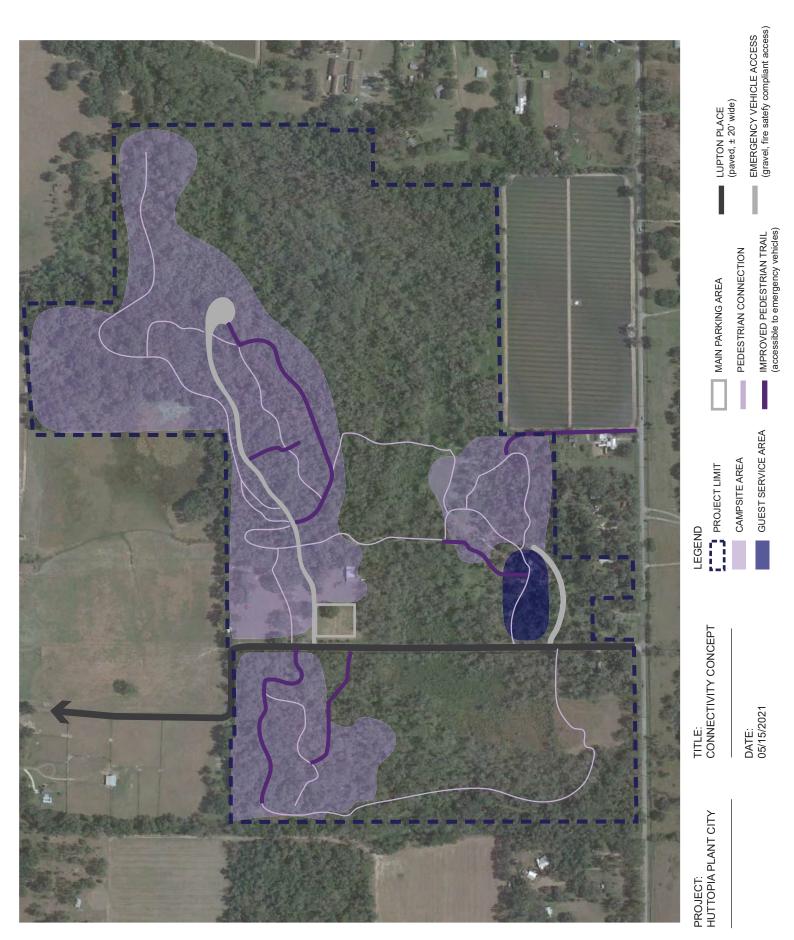
Number of jobs created by a Huttopia Site

30+

We local create jobs



### APPENDIX B



### Transportation Comment Sheet

### 3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)				
Road Name	Classification	<b>Current Conditions</b>	Select Future Improvements	
Lupton Pl.	Private Local - Rural	2 Lanes ⊠Substandard Road □Sufficient ROW Width	<ul><li>□ Corridor Preservation Plan</li><li>□ Site Access Improvements</li><li>□ Substandard Road Improvements</li><li>□ Other</li></ul>	
Keysville Rd.	County Collector - Rural	2 Lanes  ⊠ Substandard Road  □ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>□ Other</li> </ul>	
	Choose an item.	Choose an item. Lanes  ☐ Substandard Road ☐ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>□ Other</li> </ul>	
	Choose an item.	Choose an item. Lanes  □Substandard Road  □Sufficient ROW Width	<ul><li>□ Corridor Preservation Plan</li><li>□ Site Access Improvements</li><li>□ Substandard Road Improvements</li><li>□ Other</li></ul>	

Project Trip Generation	$\square$ Not applicable for this request		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	Unavailable	Unavailable	Unavailable
Proposed	388	30	39
Difference (+/-)	Unavailable	Unavailable	Unavailable

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access ☐ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Vehicular & Pedestrian	None	Meets LDC
South	Х	Vehicular & Pedestrian	None	Meets LDC
East		Vehicular & Pedestrian	None	Meets LDC
West		None	None	Meets LDC
Notes: Lupton Pl. is a S	hared Access Facili	ty.		

<b>Design Exception/Administrative Variance</b> □ Not applicable for this request		
Road Name/Nature of Request	Туре	Finding
Lupton Pl.	Administrative Variance Requested	Approvable
Keysville Rd.	Administrative Variance Requested	Approvable
Notes: Applicant is required to make modification	ations to the Administrative Variance re	quests per the County
Engineer prior to PD Site Plan Certification.		

### **Transportation Comment Sheet**

4.0 Additional Site Information & Agency Comme	nts Summary		
Transportation	Objections	Conditions Requested	Additional Information/Comments
<ul><li>☑ Design Exception/Adm. Variance Requested</li><li>☐ Off-Site Improvements Provided</li></ul>	☐ Yes ☐ N/A ⊠ No	⊠ Yes □ No	

### **COMMISSION**

Mariella Smith CHAIR
Pat Kemp VICE-CHAIR
Harry Cohen
Ken Hagan
Gwendolyn "Gwen" W. Myers
Kimberly Overman
Stacy White



### **DIRECTORS**

Janet L. Dougherty EXECUTIVE DIRECTOR Hooshang Boostani, P.E. WASTE DIVISION Elaine S. DeLeeuw ADMIN DIVISION Sam Elrabi, P.E. WATER DIVISION Rick Muratti, Esq. LEGAL DEPT Andy Schipfer, P.E. WETLANDS DIVISION Sterlin Woodard, P.E. AIR DIVISION

### **AGENCY COMMENT SHEET**

**REZONING** 

HEARING DATE: May 17, 2021 COMMENT DATE: March 26, 2021

PETITION NO.: 21-0308 PROPERTY ADDRESS: 8418 Lupton Place and

508 East Keysville Road, Plant City

**EPC REVIEWER:** Kelly M. Holland **FOLIO #s:** 0931400600, 0931420000, 0932680300,

**CONTACT INFORMATION:** (813) 627-2600 X 1222 | 0932680400, 0932820200 and 0932820400

EMAIL: hollandk@epchc.org STR: 09-30S-22E

**REQUESTED ZONING:** Major Modification to an Existing Planned Development

FINDINGS		
WETLANDS PRESENT	YES	
SITE INSPECTION DATE	N/A	
WETLAND LINE VALIDITY	VALID TO FEBRUARY 5, 2026	
WETLANDS VERIFICATION (AERIAL PHOTO,	Forested wetlands generally in the central half of	
SOILS SURVEY, EPC FILES)	the property.	

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:

- Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the
  Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary
  for the development as proposed will be issued, does not itself serve to justify any impact to
  wetlands, and does not grant any implied or vested right to environmental approvals.
- The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

• Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

### **INFORMATIONAL COMMENTS:**

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- The site plan depicts wetland impacts that have not been authorized by the Executive Director of the EPC. The wetland impacts are indicated for access to buildable uplands for a campsite. Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan. If you choose to proceed with the wetland impacts depicted on the plan, a separate wetland impact/mitigation proposal and appropriate fees must be submitted to this agency for review.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters
  as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are
  further defined as Conservation Areas or Preservation Areas and these areas must be designated as
  such on all development plans and plats. A minimum setback must be maintained around the
  Conservation/Preservation Area and the setback line must also be shown on all future plan
  submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

kmh/mst

### Rome, Ashley

From: RYALL, OLIVIA J <oryall@teamhcso.com>

**Sent:** Tuesday, May 4, 2021 8:15 AM

**To:** Rome, Ashley

**Subject:** Fwd: RE RZ PD 21-0422

[External]

Good Morning,

We have no comments or concerns at this time.

Thank you, Olivia

Olivia J. Ryall

Program Specialist Grants, Research, and Development Unit Hillsborough County Sheriff's Office 3: 813.247.8232 oryall@teamhcso.com

From: "JOSHUA LOY" <jloy@teamhcso.com>
To: "OLIVIA J RYALL" <oryall@teamhcso.com>

**Sent:** Monday, May 3, 2021 6:19:43 PM

Subject: Re: RE RZ PD 21-0422

No comments/concerns at this time. Thank you.

Corporal Joshua Loy #119227
Hillsborough County Sheriff's Office
Department of Patrol Services
District 2 - Traffic Section
jloy@hcso.tampa.fl.us
Office: 813-247-8545

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From: "OLIVIA J RYALL" <oryall@teamhcso.com>

**To:** "JOSHUA LOY" <jloy@teamhcso.com> **Sent:** Friday, April 30, 2021 1:55:26 PM **Subject:** Fwd: RE RZ PD 21-0422

Hi Cpl.

Happy Friday! Please let me know if you have any comments or concerns.

Thank you,

Olivia J. Ryall

Program Specialist Grants, Research, and Development Unit Hillsborough County Sheriff's Office 3: 813.247.8232 oryall@teamhcso.com

From: "Ashley Rome" < RomeA@hillsboroughcounty.org> To: "Ackett, Kelli" <AckettK@hillsboroughcounty.org>, "Albert Marrero" <marreroa@plancom.org>, "Alvarez, Alicia" <AlvarezA@hillsboroughcounty.org>, "Amber Dickerson" <amber.dickerson@sdhc.k12.fl.us>, "Andrea Papandrew" <papandrewa@plancom.org>, "Ayesha Brinkley" <ayesha.brinkley@sdhc.k12.fl.us>, "Blinck, Jim" <BlinckJ@HillsboroughCounty.ORG>, "Brown, Gregory" <BrownGr@hillsboroughcounty.org>, "Cabrera, Richard" <CabreraR@HillsboroughCounty.ORG>, "Castro, Jason" <CastroJR@HillsboroughCounty.ORG>, "Santos, Daniel" <daniel.santos@dot.state.fl.us>, "David Skrelunas" <David.Skrelunas@dot.state.fl.us>, "Dickerson, Ross" <DickersonR@HillsboroughCounty.ORG>, "Ellen Morrison" <ellen.morrison@swfwmd.state.fl.us>, "Franklin, Deborah" <FranklinDS@hillsboroughcounty.org>, "Greg Colangelo" <colangeg@plancom.org>, "Hansen, Raymond" < HansenR@hillsboroughcounty.org >, "Holman, Emily - PUD" <HolmanE@HillsboroughCounty.ORG>, "Hudkins, Michael" <HudkinsM@hillsboroughcounty.org>, "Hummel, Christina" < HummelC@hillsboroughcounty.org>, "Impact Fees" <ImpactFees@hillsboroughcounty.org>, "Ivana Kajtezovic" <Ikajtezovic@tampabaywater.org>, "James Hamilton" < jkhamilton@tecoenergy.com>, "Jillian Massey" < masseyj@plancom.org>, "Jiwuan Haley" <haleyj@plancom.org>, "Kaiser, Bernard" <KAISERB@HillsboroughCounty.ORG>, "Katz, Jonah" <KatzJ@hillsboroughcounty.org>, "Kelly O'Connor" <kelly.oconnor@myfwc.com>, "Mineer, Lindsey" <Lindsey.Mineer@dot.state.fl.us>, "Lindstrom, Eric" <LindstromE@hillsboroughcounty.org>, "Mackenzie, Jason" <MackenzieJ@hillsboroughcounty.org>, "Matthew Pleasant" <matthew.pleasant@hcps.net>, "McGuire, Kevin" <McGuireK@HillsboroughCounty.ORG>, "Melanie Ganas" <mxganas@tecoenergy.com>, "Melissa Lienhard" < lienhardm@plancom.org>, "Martin, Monica" < MartinMo@hillsboroughcounty.org>, "OLIVIA J RYALL" <oryall@teamhcso.com>, "Perez, Richard" <PerezRL@hillsboroughcounty.org>, "Petrovic, Jaksa" <PetrovicJ@HillsboroughCounty.ORG>, "Pezone, Kathleen" <PezoneK@hillsboroughcounty.org>, "Ratliff, James" <RatliffJa@hillsboroughcounty.org>, "Hessinger, Rebecca" < Hessinger R@hillsboroughcounty.org >, "Carroll, Richard" <CarrollR@HillsboroughCounty.ORG>, "Rochelle, Randy" <RochelleR@HillsboroughCounty.ORG>, "Rodriguez, Dan" < Rodriguez D@gohart.org>, "Sanchez, Silvia" < sanchezs@epchc.org>, "Schipfer, Andy" <Schipfer@epchc.org>, "Shelton, Carla" <SheltonC@HillsboroughCounty.ORG>, "Tapley, Kimberly" <tapleyk@epchc.org>, "Thompson, Mike" <Thompson@epchc.org>, "Tony Mantegna"

<tmantegna@tampaairport.com>, "Salisbury, Troy" <SalisburyT@hillsboroughcounty.org>,

"Turbiville, John (Forest)" < Turbiville J@Hillsborough County. ORG >, "Valdez, Rick"

<ValdezR@HillsboroughCounty.ORG>, "Yeneka Mills" <millsy@plancom.org>

Cc: "Brian Grady" < GradyB@HillsboroughCounty.ORG>, "Monsanto, Israel"

<Monsantol@hillsboroughcounty.org>, "Rosalina Timoteo" <TimoteoR@HillsboroughCounty.ORG>,

"Bianca Vazquez" < VazquezB@hillsboroughcounty.org>

**Sent:** Friday, April 30, 2021 12:35:04 PM

Subject: RE RZ PD 21-0422

**CAUTION:** This email originated from an **External Source.** Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Israel Monsanto

Contact: monsantoi@hillsboroughcounty.org

Have a good one,

### **Ashley Rome**

### **Planning & Zoning Technician**

Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

### **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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### WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETI	FION NO.: PD21-0422 REVIEWED BY: Randy Rochelle DATE: 3/1/2021
FOLI	O NO.: 93142.0000, Plus Multiple More
	This agency would ⊠ (support), ☐ (conditionally support) the proposal.  WATER
	WAILK
	The property lies within theWater Service Area. The applicant should contact the provider to determine the availability of water service.
	No Hillsborough County water line of adequate capacity is presently available.
	A inch water main exists _ (adjacent to the site), _ (approximately feet from the site)
	Water distribution improvements may be needed prior to connection to the County's water system.
	No CIP water line is planned that may provide service to the proposed development.
	The nearest CIP water main ( inches), will be located [ (adjacent to the site), [ (feet from the site at). Expected completion date is
	WASTEWATER
	The property lies within the Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
	No Hillsborough County wastewater line of adequate capacity is presently available.
	A inch wastewater force main exists [ (adjacent to the site), [ (approximately feet from the site)
	Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
	No CIP wastewater line is planned that may provide service to the proposed development.
	The nearest CIP wastewater main ( inches), will be located (adjacent to the site), (feet from the site at). Expected completion date is
COMN	Area, therefor no County Water and/or Wastewtaer Service would be availabe. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

### AGENCY REVIEW COMMENT SHEET

TO:	ZONING TECHNICIAN, Planning Growth Manag	gement	<b>DATE:</b> 25 February 2021	
REV	REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management			
APPI	LICANT: Roy Mazur	PETITION NO: E	RZ-PD 21-0422	
LOC	ATION: Plant City, FL 33567			
	IO NO: 93140.0600, 93142.0000, 93268.0300, 8.0400, 93282.0200, 93282.0400	SEC: <u>09</u> TWN: <u>3</u>	0 RNG: <u>22</u>	
	This agency has no comments.			
	This agency has no objection.			
	This agency has no objection, subject to listed or attached conditions.			
	This agency objects, based on the listed or attac	hed conditions.		
COMMENTS:				



### **AGENCY REVIEW COMMENT SHEET**

**NOTE:** THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services DATE: 07/16/2021

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Clint Cuffle PETITION NO: 21-0422

**LOCATION:** 8418 Lupton Place

FOLIO NO: multiple - see below

### **Estimated Fees:**

Campground (per campsite)

Mobility: \$1,286\*130 = \$167,180

Fire: \$299\*130 = \$38,870

### **Project Summary/Description:**

 $093142.0000,\,093140.0600,\,093282.0400,\,093268.0300,\,093268.0400\,\&\,093282.0200$ 

Rural Mobility, Central Fire - 130 site campground. Per ITE using RV/Campground rate

Additional facilities on site are considered accessory to primary development and will not be assessed impact fees.

### VERBATIM TRANSCRIPT

# HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	X
IN RE:	)
ZONE HEARING MASTER HEARINGS	) ) )
	X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

PAMELA JO HATLEY and SUSAN FINCH

Land Use Hearing Masters

DATE:

Monday, July 26, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 8:34 p.m.

PLACE:

Appeared via Cisco Webex

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

	Page 48	
1	HILLSBOROUGH COUNTY, FLORIDA	
2	BOARD OF COUNTY COMMISSIONERS	
3	ZONING HEARING MASTER HEARINGS July 26, 2021	
4	ZONING HEARING MASTER: PAMELA JO HATLEY	
5		
6	D2: Application Number: RZ-PD 21-0422	
	Applicant: Clint Cuffle	
7	Location: North of E. Keysville Rd. & Lupton Ln.	
8	Folio Number: 093140.0600, 093142.0000, 093268.0300, 093268.0400,	
9	093282.0200 & 093282.0400	
10	Comprehensive Plan: AM, AR & R-1	
11	Service Area: Rural Existing Zoning: PD 82-0223, 86-0113 & AR	
12	Request: Rezone to Planned Development	
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22		
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Page 49 1 HEARING MASTER HATLEY: Thank you, 2 Ms. Finch. All right. And on to the next item, 4 Mr. Grady. 5 MR. GRADY: Yes. The next item is, again, just for the record, D-1 was continued to the 6 August 16th Zoning Hearing Master Hearing. 8 So now we'll take up item D-2. That's 9 Rezoning-PD 21-0422. The applicant's Clint Cuffle. The request is to rezone from PD -- two PDs and AR 10 to Planned Development. 11 12 Israel Monsanto will provide staff 13 recommendation after presentation by the applicant. 14 HEARING MASTER HATLEY: All right. 15 you. 16 Applicant, please. MR. CUFFLE: Name's Clint Cuffle with WRA 17 18 Engineering, principal. 4260 West Linebaugh 19 Avenue. I do have a PowerPoint presentation to 20 provide, and I'll provide Michael a hard copy after this. 21 22 This is known as Huttopia Campgrounds. 23 a high-end campground-type development. You can go 24 to the next slide. Just a quick summary, it's a 25 reuse. Currently, along the site is Lupton's Boggy

Page 50 Bottom Event Ranch. It's on the same project site. 1 2 It's consistent with the Comprehensive Plan. And who I have with me, I have Ms. Marilyne 4 Tremblay with Huttopia, chief development officer, 5 and I also have Michael Yates of Palm Traffic. 6 I'll introduce them here in a little bit to go over some very specific of the project. 8 The approach to the development is low 9 impact development, green development, all pervious 10 pavement within the pavement areas, and it is to 11 site these campsites out in the woods, you know, in 12 very green-type pedestrian-friendly site plan. 13 We currently have no staff objections, and 14 we have support from the community, which you'll 15 see here in a little bit, and then I want to go 16 in -- go to the next slide, and I'll go ahead and 17 introduce Ms. Marilyne Tremblay, chief development 18 officer with Huttopia. 19 MS. TREMBLAY: While that's being worked 20 out, my name is Marilyne Tremblay. I'm the chief 21 development officer for Huttopia North America. 2.2 Our mission as --23 HEARING MASTER HATLEY: We need your 24 address, too, please. 25 MS. TREMBLAY: My address, okay. My address

is 4435 Andre Laurendeau, Montreal, Quebec.

And so Huttopia -- we're a glamping company.

We do -- we do glamping campgrounds. Our main

mission is really to conceive, build, and operate a

5 variety of high-comfort glamping accommodations.

For us, it's really important to have that operate part in there. It's just -- so that people understand, you know, we don't just develop these and then we disappear. We still operate every single campground that we've developed from the beginning.

And so we're really there from the beginning to the end. We also -- we are -- the second point of our mission is really to provide our guests with an eco-responsible experience in direct contact with nature.

We're very, very -- what's very important to our to our business is for our guests to really understand the environment that they're in, to really feel that environment, and really to understand and to learn about it at the same time. For us, that's really central to the guest experience.

And the final point that we'd like to bring forward when we develop these projects and

Page 52 communities is that we do contribute to -- we try 1 2 and contribute as much as possible to local development. So we hire all local workforce during 4 5 construction, and then during operation, obviously, 6 we create jobs, but we also work with local activity providers and local product providers to 8 supply a restaurant and camp store. 9 And so we like to have the farm-to-table approach to our -- to our small bistro that serves 10 11 the guests. And so we get -- we do -- we do try 12 and partner with a lot of local businesses as well. 13 We're a family company. We're not only 14 family operated, but we're also family oriented. 15 So our company was founded in 1999 by Céline and 16 Philippe Bossanne. They're still at the head of 17 the company today. 18 Can you move to the next slide? They're 19 still ahead of the company today, and they're also 20 very much involved actually in our day-to-day 21 business. So we're really happy to see that after 22 20 years they're still very much involved in all of the aspects of the business. 23

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are a family company, we have grown to over a

Even though we are family -- even though we

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Page 53 thousand employees. We have over 60 campgrounds 1 2 all over the world. Our main headquarters in Lyon in France. That's where the company was founded. 4 And then we have the headquarters of Huttopia North 5 America Montreal, and we have our Asian 6 headquarters in Shanghai. 7 And when I say we're family oriented, it's 8 because we're opening up glamping to families. You know, glamping -- when you think of glamping -- I 9 know it's very recent, so not many people think of 10 11 glamping. 12 But when you think of glamping, you think of 13 that one unit in that little paradise with that 14 little glass of wine with your significant other, 15 and it's very romantic and you're alone in the 16 world. 17 But really, us, what we're all about is 18 families. That picture, that's what we're all 19 about. So all our units are really for families; 20 all of the activities are for families. We're very 21 much family oriented. 2.2 And so in North America we have four 23 operating resorts right now, and that will move to 24 five very shortly. We open in 2015, the first one 25 in Quebec and Canada. In 2017, we filed that up

Page 54 with the White Mountains in New Hampshire. 1 Ιn 2 2019, southern Maine. In 2021 -- so actually we opened in May of this year, the Adirondacks in New 4 We're very happy about that, near Lake 5 George. 6 And in just over three weeks from now, we'll be opening our project in Paradise Springs, 8 California, into LA County, so -- in the Angeles National Forest. In 2022, we have a second project 9 in California that's passed land entitlement that's 10 currently in construction permitting. It's on a 11 12 vineyard in northern California. 13 And then hopefully also for 2022 but maybe later in the year, maybe more December of 2022, 14 15 we're hoping for Plant City, Florida. 16 So like I said earlier, we contribute to 17 local development. We're not -- we're actually kind of the opposite of an all inclusive. 18 I really 19 feel like I need to mention that because I know, 20 you know, when people think of these -- these --21 these Planned Developments where there is a lot of 22 units and stuff, you think that, you know, maybe 23 people just come to a property and don't really get 24 involved in the community, but that's really the 25 opposite of what we do.

We offer actually very little in the way of on-site activities. We did some studies in their campgrounds in Europe that show that for every dollar spent at a Huttopia, \$3 is spent in the local community.

We actually encourage our guests to go discover all the activities in the area through kind of a concierge service at the front desk. And so we partner with local activity providers. We showcase their activities, and we really -- you know, we want our guests to get out there and discover the region.

So like I said earlier, we partner with a lot of local producers. On average, we partner with about 25, 30 local producers to service our restaurant and the camp store.

And, obviously, we create jobs. Just to give you an idea of numbers, we create over 50 jobs in construction, and that's over 50. Because in the Adirons, it's actually closer to 80.

And so that's plumbers, electricians, carpenters, all trades; and then during operations, it becomes about 30 jobs. Obviously, a lot of those are seasonal, although here the season would be very long.

We do have about ten permanent positions that are, you know, reasonable jobs, well-paying jobs for the community. So we're pretty happy when we get a lot of locals working at our campgrounds.

So the PD that we're looking for is actually very well-known property, I think, because every time I mention the name, someone always has a story about it, and I think we have a lot to thank

Mr. Lupton back there for because I think in the region it's been a place that's made a lot of memories for a lot of people.

So it's Lupton's Boggy Bottom Event Ranch.

It's at the -- it's on West Keysville Road. So,

yep, that's the property right there. You can see

it there. It's currently an event ranch. There's

really, really, large-scale events there right now.

Less than before but still -- they're still doing

some events and weddings. And so it's hosted

hundreds of people at once. So we can go on to the

next slide.

Our project vision, we want to really -- this is a picture from the site and, you know, we just fell in love with the forest when we saw it there.

We're -- like I said earlier, one of our big points for guest experience is really to learn about

Executive Reporting Service

1 nature and really to integrate with nature.

And so when we saw the forest and we saw what Mr. Lupton, how -- how he kept up the property and how he stewarded the property, we were -- we were very impressed. And that's really what drew us to it.

So our project is in this really to develop glamping accommodations, a total -- a maximum of 130 glamping tents and cabins. Obviously, a couple of amenities for the guests. There's a restaurant, but I think restaurant is a pretty strong word. It's more of a bistro because all we serve is light fare.

So it's kind of limited to people who usually want to go out to other restaurants as well. And it's for guests only. We also have a camp store for essentials, a pool, kids' play area, outdoor spa, and employee housing.

So the kids' play area is pretty much already there, which is great. A lot of the amenities are already there. There's already an outdoor pavilion that we would reuse for our central location.

And then another really important point is that our projects are all pedestrian-centered. So

Page 58 basically we -- we don't allow cars on our 1 2 campgrounds. So, really, people park their cars on the outskirts of the campgrounds in predesigned parking -- preplanned parking spaces, and then they 5 walk to all the units. 6 We provide them with little Red Racer-type carts where they can carry their luggage, and they 8 have to walk to all the on-site amenities as well. So we've developed a pretty extensive 9 10 pedestrian-only access trail network. And that's 11 something that's really important for us as well in terms of guest experience. 12 13 A minimal infrastructure is a big thing for 14 So all of our units are designed to preserve 15 the natural aspect of the site and to promote 16 reversibility. So we keep them as light as 17 possible so that we try and avoid a heavy, heavy

So that if we ever had to pack up and leave, which hasn't happened, thankfully, ever in the past 20 years -- but if we did, we could have the ground river back to its original use.

And -- and, obviously, all of our units are hand assembled. So we don't require machinery to build them, and so that also allows us to actually

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foundation.

select every tree that we're going to have to cut to put a unit so that's it's really nestled in the trees.

We -- we love preserving trees as much as possible and having them really up close to our units. So that really allows us to do that, and so that's it in terms of the project vision. And I think -- and, yes, sorry. The last slide that I'm going to speak to is the public outreach that we did because I did that personally.

We did two public information sessions for the neighbors. We sent noticings in the mail, and we had those on September 24th, 2020, and March 24th, 2021. We like to really get to know our neighbors.

We do this with all our projects. We feel like it's a really big part of being a good neighbor is to introduce yourself and to see what people's concerns can be; you know, what things they want to talk about.

I also did some individual presentations to the Cedar Grove Baptist Church, which is a neighbor of ours. Mosaic, which is also a neighbor of ours. The Lafayette Ridge Estates Board of directors, we're not direct neighbors, but they're in our

1 neighborhood.

And then I reached out by phone to a lot of the immediate neighbors; namely, the three that we shared, the Lupton place access to -- I've had many conversations with them. Throughout all of this public outreach, we've only found one big -- well, one concern that we addressed.

And that was one of our direct neighbors wanted to make sure that our future guests could not feed his horses. And so we readily agreed to build a 6-foot-high solid fence along his property line, and I think that was really the main -- the only real issue that came out of those discussions.

Otherwise, I think we're really happy with -- with the way those discussions went, and we're really happy to have good neighbors. So I'll hand it back off to Clint to talk about the specifics.

HEARING MASTER HATLEY: Thank you. You have two minutes left.

MR. CUFFLE: I'll go quick. Here's the -up on the screen -- again, Clint Cuffle, WRA, 4260
West Linebaugh Avenue, Tampa, Florida.

This is the PD in front of you. A couple of highlights here. The fence she was talking about,

Page 61 the 6-foot solid fence is in the northwest corner. 1 2 It's highlighted in red on the screen. neighbor to the north is the one that had the horses that didn't want anybody feeding his horses. 4 5 The allowed density right now per the Comp 6 Plan is 530 campers and 4 on-site dwelling units. One thing to note is we do have a traffic design 8 exemption approval, and we are going to move that four dwelling units down to two. 9 10 It was a little bit misinterpretation, but we only need two dwelling units on-site with the 11 12 530 campers. Also, all the wetlands that you see 13 on-site have all been delineated and approved by 14 So there'd be no modifications following 15 this -- this zoning application. 16 One thing to note is all the proposed roads 17 and trails and everything will be made out of 18 permeable surfaces, and so like I said, it's a very 19 green development. And then I'm going to hand it 20 over to Mr. Michael Yates with Palm Traffic to go 21 over the traffic real quick. 22 MR. YATES: Michael Yates, Palm Traffic, and

MR. YATES: Michael Yates, Palm Traffic, and I have been sworn.

Just real quick on transportation, we did a traffic -- transportation analysis, submitted that.

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Page 62 It's a pretty low-trip generator, 40 p.m. peak hour 1 2 trips, 30 a.m. peak hour trips. Keysville Road operates at an acceptable level of service, Level of C. We're about 30 percent at capacity. 4 5 Next slide, please. And then we did two 6 administrative variances, one for Keysville Road, and then the second for Lupton Place. Lupton Place 8 serves three residential homes to the north and provides cross access for them. 9 Both of those have been reviewed by Public 10 11 Works. Staff found approvable on July 14th. I'll 12 let them finish up and close up. 13 MR. CUFFLE: Thanks, Michael. Again, that 14 concludes our presentation. This is summary just 15 real quick. It's consistent with the Comp Plan. 16 It's a modification of existing PD, similar-type 17 uses for the Boggy Bottom Ranch. Staff has no 18 objections. We worked with staff and we appreciate 19 their -- their support. Thank you. Any questions 20 we're here to answer. 21 HEARING MASTER HATLEY: Thank you. 22 need you-all to sign in with the clerk's office. 23 All right. Development Services. 24 MR. MONSANTO: Good evening. Israel 25 Monsanto, Development Services.

Page 63 I will share my screen in a few seconds. 1 I'm 2 going to swap. 3 MR. LAMPE: You need to swamp. 4 MR. MONSANTO: Is that okay? 5 MR. LAMPE: All good. 6 MR. MONSANTO: Thanks. Again, Israel Monsanto, Development Services. This is Rezoning 21-0422. 8 9 The applicant seeks to rezone multiple 10 parcels, currently zoned Agricultural Rural and two 11 Planned Developments to a new Planned Development 12 to allow the subject site to redevelop as a 13 campsite. The proposed PD will be more or less 14 15 160 acres in size and is located in Plant City. 16 Subject site is also in the Rural Service 17 The PD will affect portion of land zoned 18 Planned Development and, therefore, there are two associated minor modifications that will be heard 19 20 concurrently with this rezoning at the Board of 21 County Commissioners meetings in September. 2.2 Those two minor modifications will be to 23 remove the land being rezoned to this new PD. site is within three different Future Land Uses 24 25 categories which allow a very low residential

Page 64 densities and a maximum floor area ratio of .25 for 1 2 nonresidential development. Surrounding areas have similar Future Land Uses, as you can see in the screen. 5 The area today generally consists of sites zoned agricultural developed with single-family 6 homes and farmland. Portion of land north, east, and south are zoned Planned Developed, approved for mining. 9 Portions of the subject site are zoned PD 10 11 86-0113; approved for a commercial ranch event 12 center, recreational facility with a restaurant and 13 shop. And the site has a dining pavilion with a 14 kitchen and playground areas. 15 The ranch is not fully operational today, 16 although there are some activities as the applicant 17 stated going on, and the restaurant facility was 18 not fully built. 19 The applicant intends to redevelop the site, 20 again, as 130-unit camp and use existing buildings 21 and amenities. Of the 160 acres of land, about 2.2 62.5 acres are wetlands. The project will utilize wetland credits in order to calculate the maximum 23 24 camp capacity allowed -- the number of campers. 25 Per the Land Development Code Section

6.11.20 for purposes of calculating density, every ten campers of constitute one dwelling unit. Based on the calculation data provided by the applicant and reviewed by Development Services staff and also by the Planning Commission, the maximum units permitted on-site will be 57.

The project would include for residents four residences for employment and staff. However, as the applicant stated, there will be only two employees' residences at this moment due to transportation and administrative variances only approving a maximum of two staff residences.

There will be staff report updated, handed out with a condition No. 1 being amended instead of four residences, it will be only two residences.

The remaining 53 units are being converted to accommodate 530 campers maximum. The PD district will retain the existing buildings to be repurposed for the future campsite and the main access points on driveway will also be maintained.

The main access will be of West Keysville

Road to the south, and the -- there's going to be

cross access to the north, which is the existing

Lupton Drive here to get to the four existing homes

to the north.

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There is also an additional connection here for future residences in this area here. The PD variations -- there is a PD variation request by the applicant, and this is to eliminate the required Type B screening along the perimeter of the project adjacent to agricultural and residential uses.

The applicant proposes utilization of the existing natural vegetation in lieu of the required screening, and per the proposed site plan, a 50-foot buffer will be provided.

Section 6.06.06 of the Land Development Code lists residential and agricultural uses as Group 1. A camp will be treated as a commercial use given its operational characteristics with lodging and amenities. Therefore, it has been determined that it will fall under Group 5 and a 20-foot buffer with Type B screening would be required.

Although the camp use may be more intense than the surrounding agricultural-residential uses, the provision of a 50-foot buffer with existing vegetation would reduce impacts against adjacent properties.

Additionally, the applicant will provide a solid fence as stated along the northwest of the

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site to screen from the adjacent parcel. Staff finds the justification by the applicant to be reasonable. The statements submitted by the applicant for these variations meet the criteria of approval per Land Development Code 5.03.06.C.6.

Hearing Master's recommendation for this application is required to include a finding on whether the requested variations meet the criteria for approval.

Transportation Staff also reviewed the variances for road improvement and found them approvable. Staff finds the project with the proposed development standards, scale, and restrictions compatible with the area.

The proposed intensity is compatible with nearby agricultural, forest, and residential uses. Per the proposed general site plan and conditions, the activity area will be placed central to the site which includes the eating establishment, event center, playgrounds, pool, et cetera.

This area will be screened by extensive vegetation and wetlands from adjacent parcels. The campsites will be distributed within the site and interconnection with a trail system. The structure will be no taller than 25 feet, which is less than

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Page 68 the permitted height in adjacent zoning districts. 1 2 All existing and proposed structures will be placed at least 50 feet from the project boundaries and 4 only one existing residence will be located closer 5 to the property line. The buffer will be a critical design feature 6 and changes will be considered a Major Modification. No wetland impacts is being proposed and required wetland service will be maintained. 9 The number of -- the number and size of 10 building will be minimal compared to the --11 12 compared to the size of the site and densities 13 capped by the Future Land Use classifications. 14 outdoor night activities are proposed; therefore, 15 reducing negative impacts to nearby residents and 16 properties. 17 Transportation Staff did not object to the 18 request, and the Planning Commission found the 19 petition consistent with the Comprehensive Plan. 20 We received no objection from other reviewing 21 agencies. 2.2 And based on these considerations, staff recommends approval with conditions. I'm available 23 24 if you have any questions. 25 HEARING MASTER HATLEY: No questions. Thank

Page 69 1 you. All right. We'll hear from the Planning Commission. MS. PAPANDREW: Andrea Papandrew, Planning 5 Commission staff. 6 The subject property is within the Residential-1, Agricultural Mining, and Agricultural Rural Future Land Use categories. is within the Rural Service Area, and it's not located within a community plan. 10 The development will retain existing access 11 12 to East Keysville Road and internal roadway access 13 to the site via Lupton Place to East Keysville Road 14 for the properties (audio out). In addition, the 15 applicant proposes to add internal driveways and 16 parking facilities for fire and rescue vehicles and

The parking facilities and internal driveways will be off Lupton Place roadway and are limited to the areas shown on the site plan. Per Future Land Use Element Policy 8.8, projects whose boundaries include more than one Land Use category, density-intensity calculations allow for the blending of those categories across the entire project.

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for campers.

Page 70 The 159.7-acre site contains 39 percent of 1 2 wetlands and environmentally sensitive areas. Policy 13.3, the Environmentally Sensitive Land Credit if wetlands are 25 percent or greater of the 4 5 acreage of the site, density and intensity is calculated (audio out) --6 MR. LAMPE: We lost you there after "density 8 and intensity." MS. PAPANDREW: Sorry about that. 9 10 Density-intensity of property based on the upland 11 acreage of the site multiplied by 1.25. 12 resulting acreage is available to calculate 13 intensity-density based on the maximum allowed for 14 in Future Land Use category. 15 For this site, 97.2 acres is upland, 16 multiplied by 1.25 equals 121.5 acres to calculate 17 density-intensity. For this site, a blending of densities allows for up to 57 maximum dwelling 18 19 units. Per the Land Development Code, a dwelling 20 unit equals ten campers.

The applicant proposes residential buildings for staff, which is included in the maximum dwelling units. This leaves the applicant with up to 530 campers or 33 dwelling units. And the applicant is asking for the maximum allowed, 530

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1 campers with 130 cabins and tents.

The subject property is beyond the distance to meet commercial locational criteria. The nearest folio extends over 2,000 feet from the south County Road 39 and East Keysville Road intersection, and the maximum distance is 650 feet.

The site does not meet commercial locational criteria as outlined in Policy 22.2. Commercial locational criteria waiver is required per Policy 22.8. The applicant has submitted a waiver that states that the proposed use is compatible with the surrounding area.

Proposed project will reuse existing buildings and function like existing use, a destination event center with short-term visitors.

The applicant has also stated the proposed project will keep a natural buffering and screening in place, and the cabins and tents will be built with existing natural landscape.

Policy 16.1 requires established
neighborhoods to be protected by limiting
commercial development and residential land use
categories to neighborhood scale and requiring
buffer areas and screening devices between unlike
land uses.

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Policy 16.2 requires gradual transitions of intensities between different land uses to be provided for as new development if proposed and approved.

The applicant is proposing a campground that emphasizes preserving the natural environment and has agreed to meet or exceed the Type B buffer, 20-foot buffer required on up to 50 feet of existing forest and wetland to be preserved.

In addition, there are no proposed campgrounds or activity centers that are close to the east or west boundaries and natural wetlands to provide additional buffer.

The applicant's need for buffering and screening will be always required and maintain intent of Objective 16 and its policies per the Comprehensive Plan.

Planning Commission staff recommends the
Hillsborough Board of County Commissioners approve
the waiver for commercial locational criteria. A
15-foot buffering and screening is essential to
maintain neighborhood compatibility policies. The
conditions of approval will require the buffering
and screening areas to be designated a critical
design (audio out) --

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Page 73 MR. LAMPE: We did lose you again for a 1 2 second. I'm not sure if you hear us. If you can hear us, go ahead and turn off your camera. 4 should help now. 5 MS. PAPANDREW: Is that better? 6 MR. LAMPE: That should be better. 7 Hopefully, we can get through. 8 MS. PAPANDREW: Can you hear me now? 9 MR. LAMPE: We can. Go ahead. Okay. Based upon the above 10 MS. PAPANDREW: considerations, Planning Commission staff finds the 11 12 proposed Planned Development consistent with the 13 Future of Hillsborough Comprehensive Plan for 14 unincorporated Hillsborough County subject to the 15 conditions proposed by the Development Services 16 Department. Thank you. 17 HEARING MASTER HATLEY: Thank you. 18 All right. Are there any persons here in 19 the audience or online who wish to speak in favor 20 of this application? Any proponents who wish to 21 speak to this application? Don't see any. 22 Are there any persons here or online who 23 wish to speak in opposition to this application? 24 All right. Don't see any. 25 Development Services, any changes -- amended

	Page 74
1	recommendations?
2	MR. GRADY: No changes. I will note that we
3	did hand out a revised staff report that changed
4	the condition regarding the number of on-site
5	residences.
6	HEARING MASTER HATLEY: Thank you. I have
7	that.
8	Applicant, anything further?
9	MR. CUFFLE: We're good.
10	HEARING MASTER HATLEY: Okay. All right.
11	Thank you.
12	All right. We will close the hearing then
13	on item 21-0422.
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# HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	>
IN RE:	) )
ZONE HEARING MASTER HEARINGS	)

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, June 14, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 10:36 p.m.

PLACE:

Cisco Webex

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

Page 16 1 Hearing Master Hearing. 2 Item A-9, Major Mod Application 21-0316. This application is out of order to be heard and is 3 4 being continued to the July 26th, 2021, Zoning 5 Hearing Master Hearing. Item A-10, Major Mod Application 21-0417. 6 7 This application is being continued by staff to the 8 July 26th, 2021, Zoning Hearing Master Hearing. 9 Item A-11, Rezoning-PD 21-0420. application has been continued by the applicant to 10 the July 26th, 2021, Zoning Hearing Master Hearing. 11 12 Item A-12, Rezoning-PD 21-0422. 13 application is being continued by the applicant to 14 the July 26th, 2021, Zoning Hearing Master Hearing. 15 Item A-13, Rezoning-PD 21-0551. 16 application is being continued by staff to the 17 July 26th, 2021, Zoning Hearing Master Hearing. 18 Item A-14, we had handled this part of the 19 changes, and that's a continuance by staff to the 20 August 16th, 2021, Zoning Hearing Master Hearing. 21 Item A-15, Rezoning-PD 21-0557. 22 application is being continued by the applicant to 23 the July 26th, 2021, Zoning Hearing Master Hearing. 24 Item A-16, Rezoning-PD 21-0558. 25 application is being continued by the applicant to

# HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

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IN RE:	)
ZONE HEARING MASTER HEARINGS	)
	) X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

PAMELA JO HATLEY

Land Use Hearing Master

DATE:

Monday, May 17, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 10:31 p.m.

PLACE:

Cisco Webex

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 100
Clearwater, FL 33762
(800) 337-7740

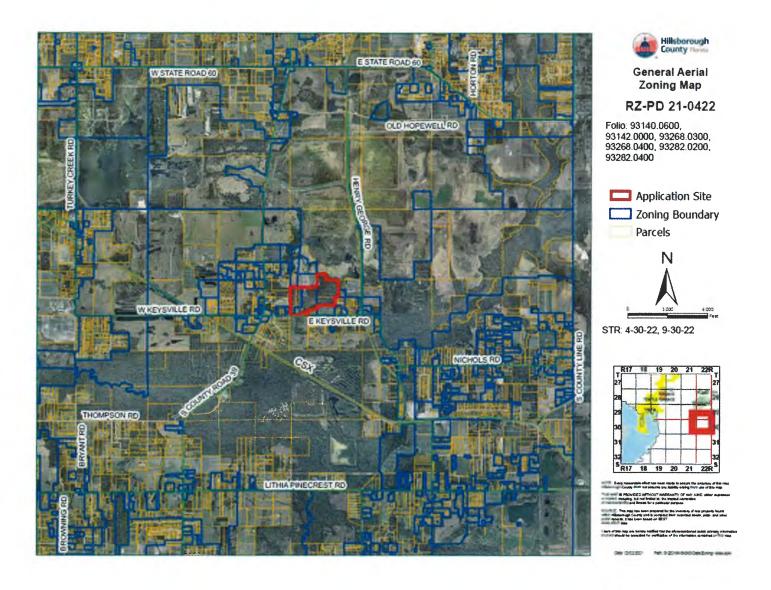
Page 11 Hearing Master Hearing. 1 Item A-19, Rezoning-PD 21-0318. application is out of order to be heard and is being continued to the June 14, 2021, Zoning 4 Hearing Master Hearing. 5 Item A-20, Major Mod Application 21-0417 6 (sic). This application has been continued by the 7 applicant to the June 14, 2021, Zoning Hearing Master Hearing. 9 Item A-21, Major Modification Application 10 21-0419. This application has been withdrawn. 11 Item A-22, Rezoning-PD 21-0420. 12 13 application has been continued by the applicant to the June 14, 2021, Zoning Hearing Master Hearing. 14 Item A-23, Rezoning-PD 21-0422. 15 application is being continued by staff to the 16 June 14, 2021, Zoning Hearing Master Hearing. 17 Item A-24, Rezoning-Standard 21-0431. 18 application is being withdrawn by staff. 19 Item A-25, RZ-Standard 21-0433. This 20 application has been withdrawn. 21 Item A-26, Rezoning-PD 21-0492. This 22 application has been withdrawn. 23 Item A-27, Rezoning-PD 21-0507. This 24 application is being continued by staff to the 25

# EXHIBITS SUBMITTED DURING THE ZHM HEARING



## **STAFF REPORT**

SUBJECT:	PD 21-0422	PLANNING AREA:	East Rural
REQUEST:	Rezone to Planned Development	SECTOR	Central
APPLICANT:	Clint Cuffle / WRA Eng.		
Existing Zoning: Agricultural Rural (AR), PD 89-0113 and PD 82-0223   Comp Plan Category: RES-1, A/R and AM			



Application No. R7 21-0422
Name: Brian Grady
Entered at Public Hearing: ZHM
Exhibit # Date: 7/26/262

APPLICATION: PD 21-0422

ZHM HEARING DATE: July 26, 2021

BOCC MEETING DATE: September 8, 2021 CASE REVIEWER: Israel Monsanto

### **Application Review Summary and Recommendation**

#### 1.0 Summary

## 1.1 Project Narrative

The applicant seeks to rezone multiple parcels, currently zoned Agricultural Rural (AR) and Planned Development (89-0113 and 82-0223) to a new Planned Development district. The request for a PD is to allow development of the site with a Camp. The site is located on the north side of E. Keysville Road, ½ mile east of County Road 39 in Plant City. The site has FLU designations of RES-1 (Residential), A/R (Agricultural Rural) and AM (Agricultural Mining). Total acreage of the project is approximately 160. The Project is in the Rural Service Area and is not within a Community Planning area.



Surrounding zoning and uses are:

LOCATION	ZONING	USE / APPROVED FOR
North	- AR, PD 82-0223	Agricultural, Residential, Mining
South	- AS-1, PD 82-0223	Agricultural, Residential, Mining
East	- AR, AS-1, PD 82-0223	Agricultural, Residential, Mining
West	- AR, AS-1	Agricultural, Residential

Although Campgrounds are permitted as a conditional use in AR zoning districts, the project is also affecting land zoned PD approved for an event center/ranch and restaurant uses. Additionally, more land is being incorporated to the existing PD, enlarging the size of the overall project. Therefore, a new PD is being requested to accommodate the new use and increase the size of the existing PD district.

**APPLICATION: PD 21-0422** 

ZHM HEARING DATE: July 26, 2021

**BOCC MEETING DATE: September 8, 2021** 

#### **CASE REVIEWER: Israel Monsanto**

The properties covered by PD 82-0223 are largely controlled by the Mosaic Company; consequently, PD 82-0223 has been modified many times to either change uses or remove acreage. Minor Modifications to PD 82-0223 (PRS 21-0695) and for PD 86-0113 (PRS 21-0696) were filed on April 2021 to remove acreage which is proposed within the Project and omit a parcel within 86-0113 not under fee control by the Applicant from the current PD Application. The respective PRS's are intended to run in parallel to this Planned Development application and be heard at the September 8, 2021 BOCC Land Use Meeting.

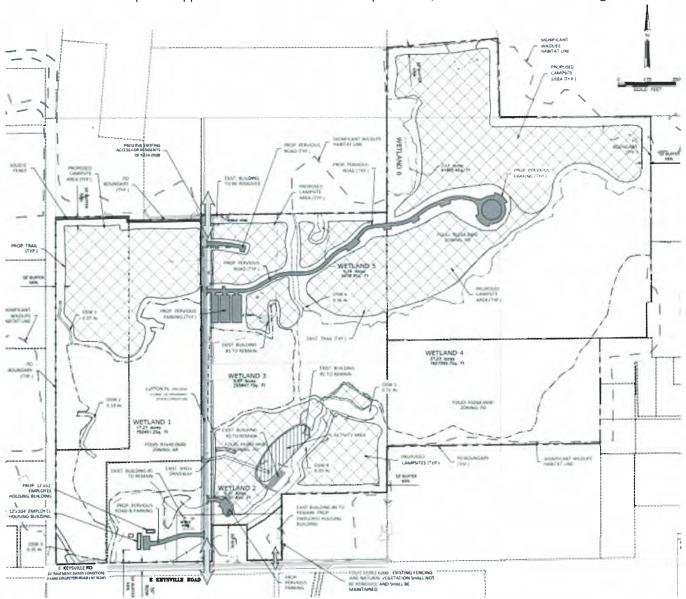


Figure 2 - Proposed PD Plan

PD 86-0113 is approved for a commercial ranch/event center/recreational facility with a restaurant and shop. The site has a dining pavilion with a kitchen and playground area. The ranch is not operational today and the restaurant facility was never built.

ZHM HEARING DATE: July 26, 2021

**BOCC MEETING DATE: September 8, 2021** 

**CASE REVIEWER: Israel Monsanto** 





Figure 3 – Existing Pavilion and activity areas.

ZHM HEARING DATE: July 26, 2021

BOCC MEETING DATE: September 8, 2021 CASE REVIEWER: Israel Monsanto

According to the Narrative, the applicant intends to re-develop the site with a 130-unit Camp and use the existing buildings and amenities providing visitors an opportunity to appreciate Florida's natural environment while exploring central Florida destinations and local community attractions.

Of the 160 acres of land, 62.5 acres are wetlands. The project will utilize wetland credits in order to calculate the maximum Camp capacity allowed (number of campers). Per the Land Development Code Section 6.11.20 (Camps), for purposes of calculating density, every ten campers constitute one dwelling unit.

#### PROJECT DENSITY CALCULATIONS

#### ACREAGE in FLU DESIGNATION

			FLU Acreage	e	Wetland A	Acreage / La	and Use
Parcel Folio	Acres	A/R	R-1	A/M	A/R	R-1	A/M
93268-0400	53.45	47.22		6.23	18.73		0.42
93268-0300	18.68		18.68			13.37	
93282-0400	51.77	18.13	33.64		2.32	12.22	
93140-0600	21.39	7.89	13.5		1.59	9.84	
93142-0000	13.21	6.89	6.33			4.01	
93282-0200	1.19		1.19				
Total Acreage	159.69	80.13	73.34	6.23	22.64	39.44	0.42
		50%	46%	4%			

#### MAXIMUM ALLOWABLE DENSITY

- TOTAL ACREAGE: 159.7 ACRES
- TOTAL UPLAND ACREAGE: 97.2 ACRES
- 125% DENSITY CREDIT: 97.2 X 125% = 121 ACRES
- UPLAND ACREAGE WITH THE DENSITY CREDIT IS BROKEN INTO EACH FUTURE LAND USE CATEGORY FOR THE DWELLING UNIT PER ACREAGE CONVERSIONS.
- MAXIMUM ALLOWABLE DWELLING UNITS:
  - O R-1: 1 DWELLING UNIT PER ACRE
    - 42.38 = 42 UNITS
  - O A/R: 1 DWELLING UNIT PER 5 ACRES
    - 71.86 X 1/5 = 14 UNITS
  - O A/M: 1 DWELLING UNIT PER 20 ACRES
    - 7.26 X 1/20 = 0.36 UNIT
- TOTAL IS 57 UNITS

Based on the data above, the maximum units permitted on site would be 57. The project would include 4 residences for employee/staff. The remaining 53 units are being converted to accommodate 530 campers maximum.

The PD district would retain the existing buildings and the main access point and driveway. The project would consist of the following:

- Maximum of 130 campsites,
- Maximum capacity of 530 campers,

APPLICATION: PD 21-0422
ZHM HEARING DATE: July 26, 2021
BOCC MEETING DATE: September 8, 2021

**CASE REVIEWER: Israel Monsanto** 

- Up to 42 residences, restricted to employees/staff,
- At least 130 parking spaces per LDC specifications,
- On-site ancillary amenities including a pool, playground, ball field, volleyball court and natural trails,
- An on-site eating establishment, event center and store accessory to the Camp and available for guests only.

Per the Narrative, to preserve the natural beauty of the property and retain the existing compatibility with the adjacent properties, the project proposes a 50-foot perimeter buffer where no trees or vegetation will be removed and will be preserved in its natural condition. A six-foot stockade style fence is proposed along the northwestern boundary to provide security for adjacent horse ranch. In addition, the existing fencing and natural screening will be preserved adjacent to the proposed site manager's residence (Building 4 on the PD site Plan). Water and wastewater services will be private since the site is located outside the Urban Service Area. The existing building 4 will be used as a residence, and its location will remain at least 50 feet from the front property line and 6 feet from the east parcel line. Location and size of the 50-foot buffer and screening would be considered a "critical design feature" and would require a Major Modification reviewed in accordance with procedures in Sec. 10.03.00 for any future modification that would reduce its condition.

The maximum square footage for the proposed structures would be 13,200 and maximum building height would be 30 feet. Most of these structures already exists on site.

The site will maintain its main access off Keysville Rd and the cross access to the north, to existing agricultural and residential uses. Additionally, the access to the existing residence on the south will also remain.

The project will be subject to the LDC standards found in Section 6.11.20 limiting the length of stay for campers to a maximum of 90 days.

#### 1.2 Compliance Overview with Land Development Code and Technical Manuals

The applicant has not requested variations from the general site development requirements found in Parts 6.05.00, Parking and Loading or 6.07.00, Fences and Walls of the Land Development Code. A variation request from LDC Part 6.06.00, Landscaping, Irrigation and Buffering Requirements is being requested.

#### PD Variation from LDC Sec. 6.06.06.A - Buffers Between Incompatible Land Uses

The LDC Table of Uses found in Section 2.02.02 lists Camps under Outdoor, Passive and Recreational Uses. The Camp use is only permitted in the Agricultural Mining (AM), Agricultural (A), Agricultural Rural (AR), Agricultural Estate (AS 0.4) and Agricultural Single Family (AS-1) zoning districts, therefore, its location within an area surrounded by agricultural development and natural landscape is typical. However, Section 6.06.06 of the LDC (Buffering and Screening Requirements), lists residential and agricultural uses as Group 1. A Camp would be treated as a commercial use given its operational characteristics (lodging and amenities); therefore, it has been determined that it would fall under Group 5 and a 20-foot buffer with Type B screening would be required.

The request is to eliminate the required Type B screening along the perimeter of the project, adjacent to agricultural/residential uses. The applicant proposes utilization of the existing natural vegetation in lieu of the required screening. Type B screening consists of the requirements of Screening Standard "A"; and

ZHM HEARING DATE: July 26, 2021

BOCC MEETING DATE: September 8, 2021 CASE REVIEWER: Israel Monsanto

a row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper, and are spaced not more than 20 feet apart. The trees are to be planted within ten feet of the property line.

The applicant states that the preservation of the natural environment is the top priority of the campground operator. As almost the entire perimeter of the site is natural forest or wetland, largely untouched and unmaintained for countless years, the operator would like to leave this natural growth untouched. There is also existing fencing around most of the perimeter which provides a level of screening. As the existing fencing, trees, foliage and ground cover either is equal to or exceeds the specifications of the Type B screen, the operator feels the request is reasonable. Strict adherence to the current regulations does not achieve a higher level screening as the existing trees foliage and ground cover meets or exceeds the specifications of Type B screening. The applicant also states that the proposal is for a campground where preserving the natural environment is emphasized throughout the entire operation including the positioning of camping tents or cabins. The tents and cabins will be located such that the natural screening of the existing fencing, forest and wetlands will screen the adjacent properties from the camp sites and vice versa; therefore, the adjacent properties will incur no impact. As the existing fencing, forest and wetland trees and vegetation, which has been largely unmaintained for many years, meets or exceeds the specifications of Type B screening, the developer feels the request is in harmony with the intent of the land development code.

Staff has evaluated the justifications for the elimination of the required screening. Although the Camp use may be more intense than surrounding agricultural residential uses, the provision of a 50-foot buffer with existing vegetation would reduce impacts against adjacent properties. Additionally, the applicant will provide a solid fence along the northwest of the site to screen from the adjacent parcel. Therefore, staff finds that eliminating the required screening and utilizing the existing trees and increasing the buffer area would be reasonable. The justification statement submitted by the applicant for the variations meet the criteria for approval, per LDC Section 5.03.06.C.6. The hearing master's recommendation for this application is required to include a finding on whether the requested variations meet the criteria for approval.

#### 1.3 Evaluation of Existing and Planned Public Facilities

#### **Public Utilities**

The subject site is located outside of the Hillsborough County Urban Service Area, therefor no County Water and/or Wastewtaer Service would be available. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

#### Transportation

#### <u>Roads</u>

Lupton PI. is a 2-lane, undivided, privately maintained, substandard, local roadway characterized by 10-foot wide travel lanes. The road does not lie within a defined right-of-way per say, and there are multiple properties which have easement access over the roadway. There are no sidewalks or bicycle facilities along Lupton PI. Keysville Rd. is a 2-lane, undivided, publicly maintained, substandard, collector roadway characterized by +/- 22- feet of pavement travel lanes in average condition. Along the project frontage, the roadway lies within a +/- 52-foot wide right-of-way. There are no sidewalks or bicycle facilities along Keysville Rd. in the vicinity of the proposed project.

ZHM HEARING DATE: July 26, 2021

BOCC MEETING DATE: September 8, 2021 CASE REVIEWER: Israel Monsanto

#### Site Access and Connectivity

Access to the project will be via internal connections to Lupton PI. (a private roadway traversing the PD), which itself connects to Keysville Rd. Cross-access is not required, consistent with Section 6.04.03.Q. of the LDC. Transportation Review Section staff is requiring the roadway be designated as a Shared Access Facility, not only to recognize the existing easements serving the properties to the north of the project, but also allow the adjacent folio 93282.0150, currently owned by Tampa Bay Water, to connect to Lupton PI. in the event the utility uses are discontinued and the site redevelops. This is due to the fact that Lupton PI. and the driving serving that site do not meet minimum spacing standards. Consistent with the applicant's transportation analysis, no auxiliary (turn) lanes are warranted pursuant to Section 6.04.04.D. of the Hillsborough County Land Development Code (LDC).

#### Requested Administrative Variances

The applicant's Engineer of Record (EOR) submitted two Section 6.04.02.B. Administrative Variance requests: for Lupton PI., a substandard, private, local roadway, and for Keysville Rd., a substandard, publicly maintained, collector roadway. Based on factors presented in the Administrative Variance requests, the County Engineer found the requests approvable (on July 14, 2021). If this rezoning is approved the County Engineer will approve the above referenced Administrative Variance requests. If approved, no substandard road improvements on Lupton PI. or Keysville Rd. will be required. The details of the Administrative Variance requests are specified in the Transportation staff report.

#### Roadway Level Of Service (Los) Information

Data from the Hillsborough County 2020 Level of Service (LOS) Report for the adjacent roadway segment is reported below. Lupton Pl. is not a regulated roadway. As such, LOS information for that facility cannot be provided.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS		
Keysville Rd.	CR 39	Lithia Pinecrest Rd.	С	С		

Source: Hillsborough County 2020 Level of Service Report.

Impact Fees

**Estimated Fees:** 

Campground (per campsite)

Mobility: \$1,079\*130 = \$140,270

Fire: \$299\*130 = \$38,870

#### Project Summary/Description:

 $093142.0000,\,093140.0600,\,093282.0400,\,093268.0300,\,093268.0400\,\&\,093282.0200$ 

Rural Mobility, Central Fire - 130 site campground. Per ITE using RV/Campground rate.

Additional facilities on site are considered accessory to primary development and will not be assessed impact fees.

ZHM HEARING DATE: July 26, 2021

BOCC MEETING DATE: September 8, 2021 CASE REVIEWER: Israel Monsanto

#### 1.4 Natural Resources/Environmental

The Environmental Protection Commission, EPC, reviewed the application and has indicated that the proposed zoning plan is adequate to move forward with the rezoning permit. All required reviews and approvals by the EPC will be conducted at the Site Development Plan review process. The agency has provided conditions.

#### 1.5 Comprehensive Plan Consistency

The Planning Commission staff finds the proposed re-zoning **consistent** with the <u>Future of Hillsborough</u> Comprehensive Plan.

#### 1.6 Compatibility

Zoning districts in the immediate area of the subject site consist of agricultural, residential and mining uses. The surroundings mostly consist of forests, agricultural and residential lands.

The proposed Campground project would allow a use typically permitted within agricultural zoning districts and rural areas as a conditional use. The proposed project would meet the standards of the LDC pertaining Camps, found in Section 6.11.20 for the number of campers and duration of stay. The applicant is not requesting waivers to the standards.

The site will maintain its screening by utilization of the existing vegetation, subject to Natural Resources review and approval. The 50-foot buffer and screening would reduce impacts to adjacent properties. The utilization of the existing natural vegetation would ensure the site remains in its current natural state, in harmony with adjacent properties. Additionally, any reduction of the buffer or the screening will require a Major Modification to the PD.



Figure 4 – Nearby Development Pattern

APPLICATION: PD 21-0422
ZHM HEARING DATE: July 26, 2021
BOCC MEETING DATE: September 8, 2021

**CASE REVIEWER: Israel Monsanto** 

Per the proposed General Site Plan, the activity areas will be placed central to the site which includes the eating establishment, event center and playgrounds, pool, etc. This area is screened by extensive vegetation and wetlands from adjacent parcels. The campsites will be distributed within the site and interconnected with a trail system. The structures will be no taller than 25 feet which is less than the permitted height in adjacent zoning districts. All existing and proposed structures will be placed at least 50 feet from the project/s boundaries and only one existing residence will be located closer to the property line. No wetland impact is being proposed and required wetland setbacks will be maintained. The number and size of buildings will be minimal compared to the size of the site and densities are capped by the Future Land Use classifications. No outdoor night activities are being proposed, thus reducing negative impacts to nearby residents and properties.

Staff finds that the project with the proposed development standards, scale and restrictions is compatible with the area. The proposed intensity is comparable with nearby agricultural and residential uses. Transportation staff did not object to the request and the Planning Commission found the petition consistent with the Comprehensive Plan. Therefore, based on these considerations, staff recommends approval, with conditions.



Figure 5 – Natural Vegetation surrounding and within the site

ZHM HEARING DATE: July 26, 2021

BOCC MEETING DATE: September 8, 2021

**CASE REVIEWER: Israel Monsanto** 





Figure 6 - Natural Vegetation and ponds within the site

ZHM HEARING DATE: July 26, 2021

BOCC MEETING DATE: September 8, 2021

**CASE REVIEWER:** Israel Monsanto



Figure 7 – Existing playground (future Activity Area)



Figures 8 – Main Internal access road (South to North)



Figures 9 – Main Internal access road (South to North)



Figure 10 – Internal Trail (Access to future campsites)

ZHM HEARING DATE: July 26, 2021

**BOCC MEETING DATE: September 8, 2021** 

**CASE REVIEWER: Israel Monsanto** 



Figure 11 – Internal Trail (Access to future campsites)

#### 1.7 Agency Comments

No objections were received.

#### 1.8 Exhibits

Exhibit 1: General Area Map

Exhibit 2: Immediate Area Map

Exhibit 3: Future Land Use Map

Exhibit 4: Proposed Site Plan PD 21-0422

#### 2.0 Recommendation

Staff recommends approval, subject to the following conditions.

#### **CONDITIONS:**

Prior to PD Site Plan Certification, the applicant shall revise the PD General Site Plan:

#### In Sheet 2 of to 2:

1. Modify the legend to change the label for the arrow from "Access or Cross Access Point" to read "Existing and Proposed Access";

ZHM HEARING DATE: July 26, 2021

BOCC MEETING DATE: September 8, 2021 CASE REVIEWER: Israel Monsanto

2. Remove all references to existing/proposed pavement types (i.e. shell, pervious, etc.). The acceptability of pavement materials will be evaluated at the plat/site/construction plan review stage in accordance with Section 6.05.02.K. of the Land Development Code;

- 3. Add cross hatching over an area corresponding to the Lupton Pl. roadway surface, or the extent of any access easements on the roadway (whichever is greater). Label in the legend and with an appropriate plan label as "Shared Access Facility with Folio 93282.0150".;
- 4. Revise the label which reads "Preserve Existing Access for Residents of 9514.0500" such that it encompasses the full list of properties with easement access over Lupton Pl. The note should also list the Official Records Book and Page numbers for each easement, as is required per the Development Review Procedures Manual (DRPM). Also, note that this is a "Shared Access Facility" with those folios; and,
- 5. Modify the site data table such that it accurately reflects the proposed <u>maximum</u> entitlements (i.e. 130 campsites, with a maximum of 530 campers) and 42 accessory single-family dwelling units.

Prior to Pd Site Plan Certification, the developer shall revise the submitted Section 6.04.02.B. Administrative Variance requests to:

- For both requests, modify the statement of proposed entitlements described in each letter to accurately reflect what is being requested (see above comment for related site data table modification); and,
- For the Lupton PI. request, modify the letter to indicate that the 10-foot lanes are being supported as it is an appropriate design for low speed roads and it fits the pedestrian friendly development proposed (i.e. widening lanes to 12-feet will encourage higher speeds through the campsites).

#### 2.1 Recommended Conditions of Approval

**APPROVAL** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 31, 2021.

- 1. The project shall permit a Camp, subject to the standards from Land Development Code, LDC, Section 6.11.20. The site shall be limited to the following:
  - A maximum of 130 campsites. Campsites are limited to tents and/or cabins.
  - Maximum capacity of 530 campers,
  - Up to 42 residences, restricted to employees or staff,
  - A minimum of 130 parking spaces.
  - On-site ancillary uses and amenities including a pool, playground, ball field, volleyball court, guest services and natural trails,
  - An on-site eating establishment/kitchen/dining pavilion, event center and store accessory to the Camp and available for campers only.
- 2. Development standards shall be those of the AR Zoning District, unless otherwise specified herein:
  - 2.1 Maximum building space shall be 13,200 sq. ft. for the existing and new structures,

ZHM HEARING DATE: July 26, 2021

BOCC MEETING DATE: September 8, 2021 CASE REVIEWER: Israel Monsanto

2.2 Maximum height shall be one-story or 30 feet,

- 2.3 Location of the buildings and parking areas shall be as generally depicted on the General Site Plan. Building 4 shall be permitted to maintain 6 feet from the eastern PD boundary.
- 3. Parking requirements shall be in accordance with the Land Development Code (LDC) Section 6.05.00.
- 4. Buffer and screening shall be in accordance with the LDC, Part 6.06.00, unless otherwise specified herein:
  - 4.1 A 50-foot buffer shall be provided around the project boundaries, as indicated in the General Site Plan. The buffer shall be maintained in its natural state and screening shall consist of existing vegetation and/or fences, subject to Natural Resources review and approval.
  - 4.2 A solid fence shall be provided along the northwest PD boundary as indicated in the General Site Plan.
  - 4.3 The 50-foot buffer and the required screening shall constitute a "Critical Design Feature" and changes to the plan or conditions shall be considered a Major Modification, reviewed in accordance with procedures in Sec. 10.03.00 of the LDC.
- 5. The activity area shall be centrally located as indicated on the General Site Plan. No night outdoor/music events shall be permitted on site.
- 6. A 30-foot buffer/setback shall be maintained around all wetland areas in accordance with the Land Development Code (LDC) Section 4.01.07.
- 7. Development of the project is subject to review in accordance with the Land Development Code (LDC) Sections 4.01.08 and 4.01.09 for Significant and Essential Wildlife Habitats.
- 8. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- 9. Project access shall be restricted to Lupton Pl. No access onto Keysville Rd. shall be permitted.
- If PD 21-0422 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated May 19, 2021) which was found approvable by the County Engineer (on July 14, 2021), for the Lupton Pl. substandard road improvements. Approval of this Administrative Variance will waive the Lupton Pl. substandard road improvements required by Section 6.04.03.L. of the Land Development Code.
- 11. If PD 21-0422 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated January 6, 2021) which was found approvable by the County Engineer (on July 14, 2021), for the Keysville Rd. substandard road improvements. Approval of this Administrative Variance will waive the Keysville Rd. substandard road improvements required by Section

ZHM HEARING DATE: July 26, 2021

BOCC MEETING DATE: September 8, 2021 CASE REVIEWER: Israel Monsanto

6.04.03.L. of the Land Development Code.

12. Along it's frontage with folio 93282.0150, Lupton PI. shall be considered a Shared Access Facility. The developer, together with the initial increment of development, shall record in the Official Records of Hillsborough County a construction easement and any other easement necessary to permit the developer of adjacent properties (within which the access is being shared) to construct and utilize the required utilize the Shared Access Facility upon (re)development of the adjacent properties without further consultation. The design and location of all connections shall be subject to the review and approval of Hillsborough County.

- 13. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, the entirety of Lupton PI. within the PD boundary shall be considered a Shared Access Facility with folios 93141.0100, 93140.0500, 93141.0000, 93140.0000, 93130.0400, and any other properties who may have an easement permitting their owners to utilize Lupton PI.
- 14. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 15. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 16. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 17. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 18. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 19. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

ZHM HEARING DATE: July 26, 2021

BOCC MEETING DATE: September 8, 2021

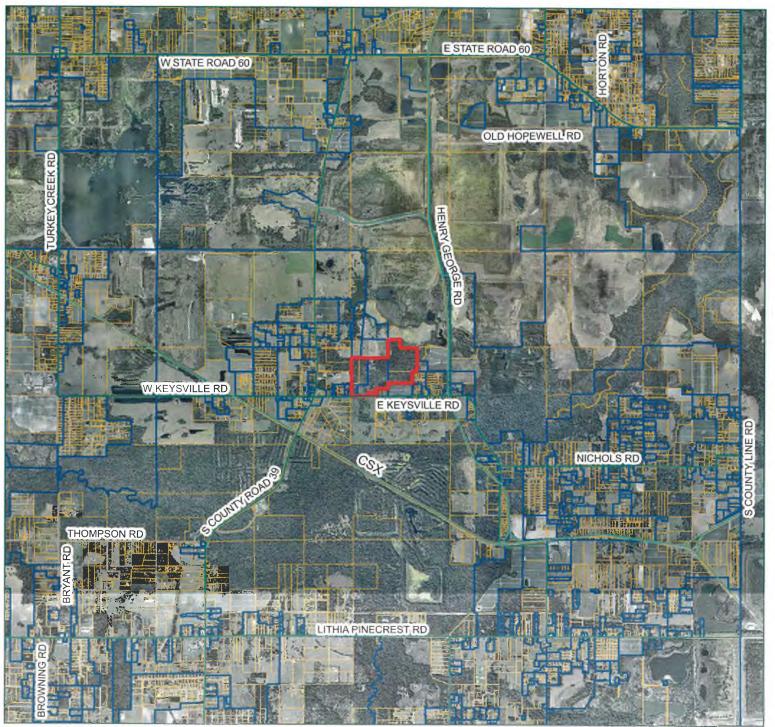
**CASE REVIEWER: Israel Monsanto** 

Staff's Recommendation: Approval, subject to conditions

Zoning

Administrator

J. Brian Grady Sign-off: Fri Jul 16 2021 08:07:05





#### **General Aerial Zoning Map**

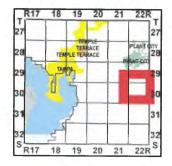
RZ-PD 21-0422

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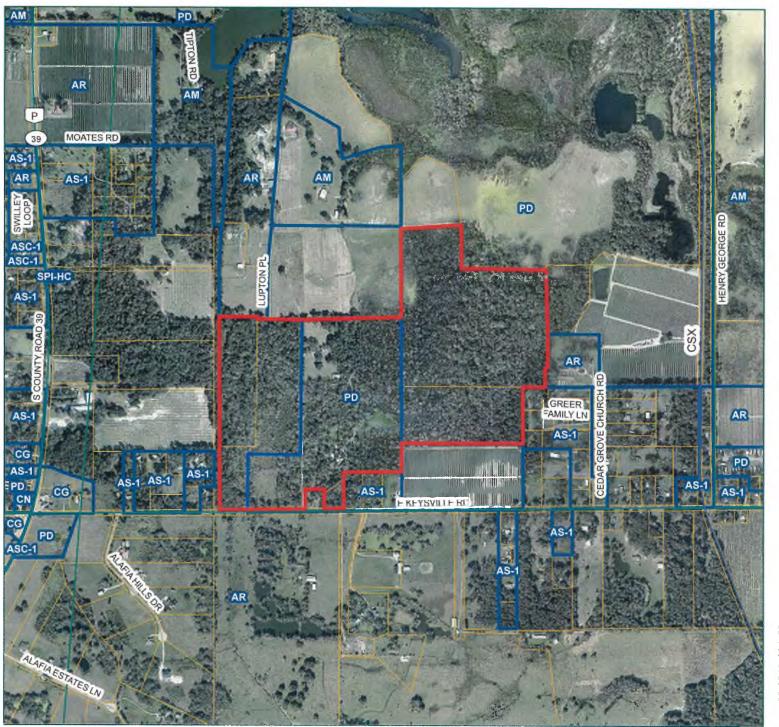
STR: 4-30-22, 9-30-22



THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose,

Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

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#### **Immediate Aerial Zoning Map**

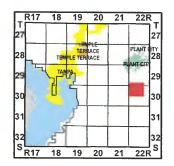
RZ-PD 21-0422

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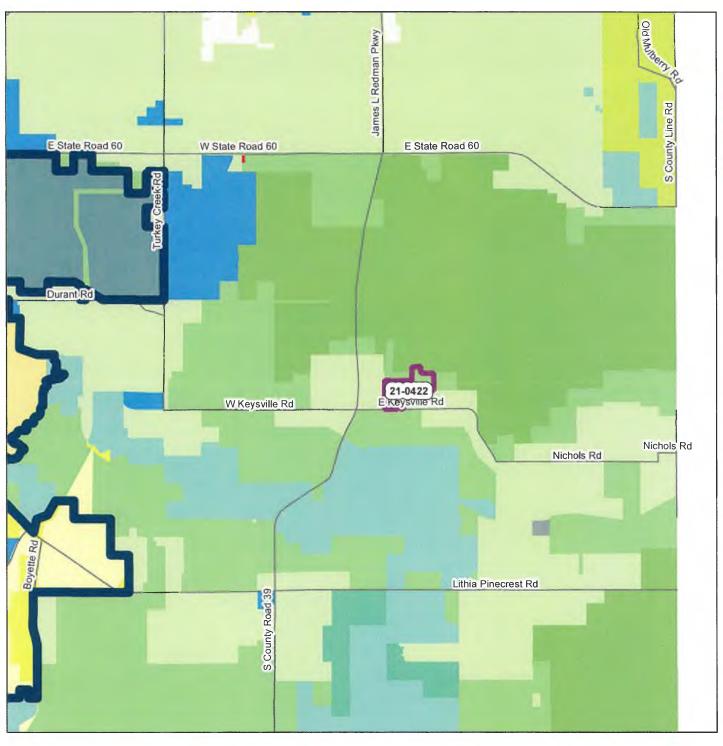
NOTE: Every reasonable effort has been made to assure the accuracy of this map Hillsborough County does not assume any liability arising from use of this map.

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records; it has been based on BEST AVAILABLE data.

Users of this map are hereby notified that the aforementioned public primary informati sources should be consulted for verification of the information contained on this map.

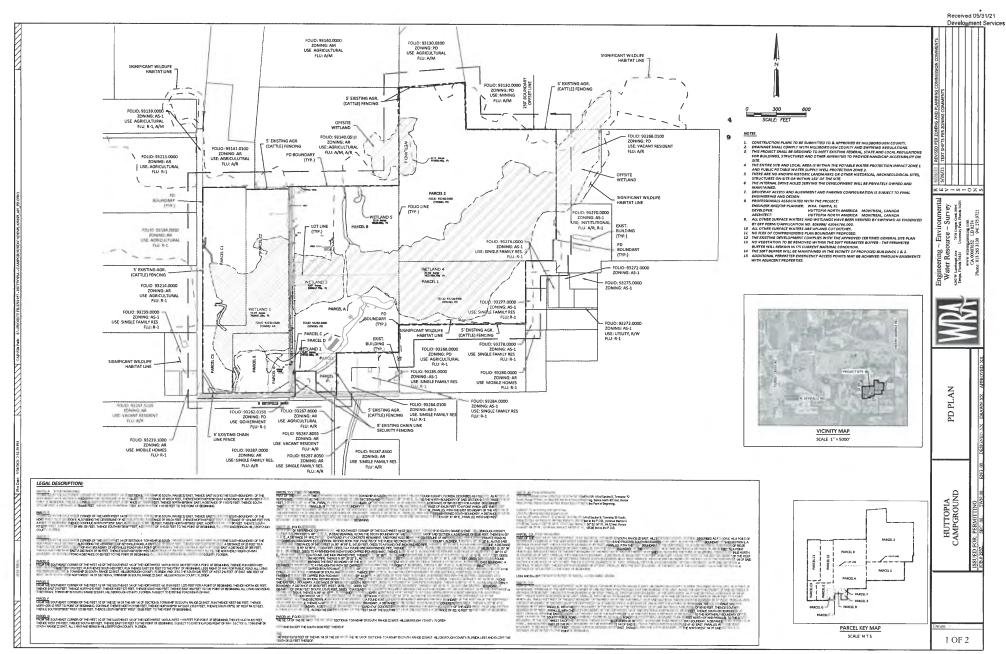
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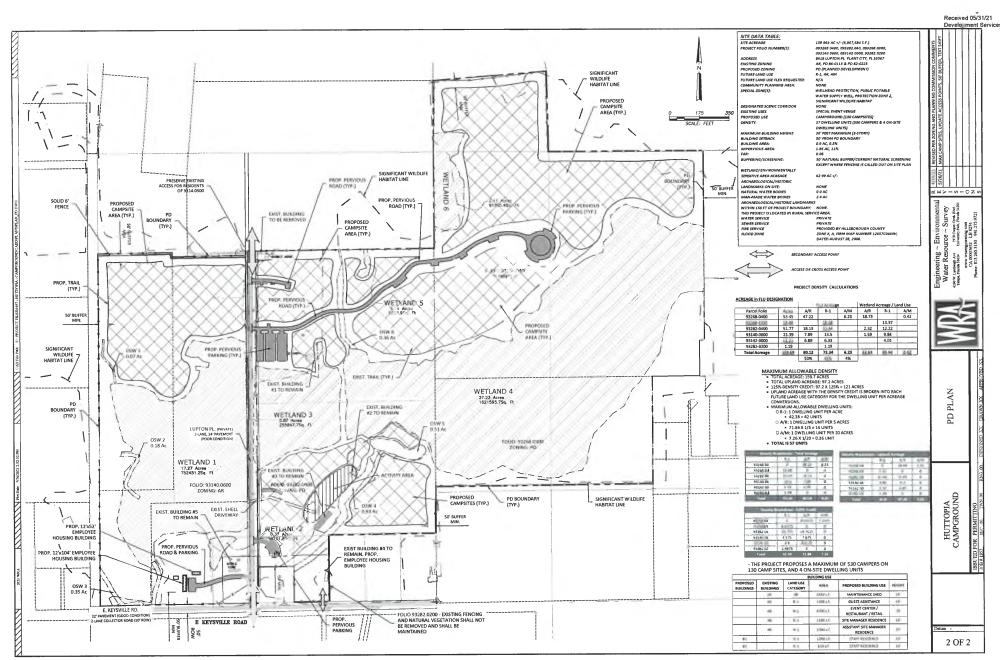


#### HILLSBOROUGH COUNTY 2020 AERIAL RZ PD 21-0422











## **Zoning Hearing Master**

## PD 21-0422



Israel Monsanto

Planner







#### General Aerial Zoning Map

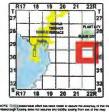
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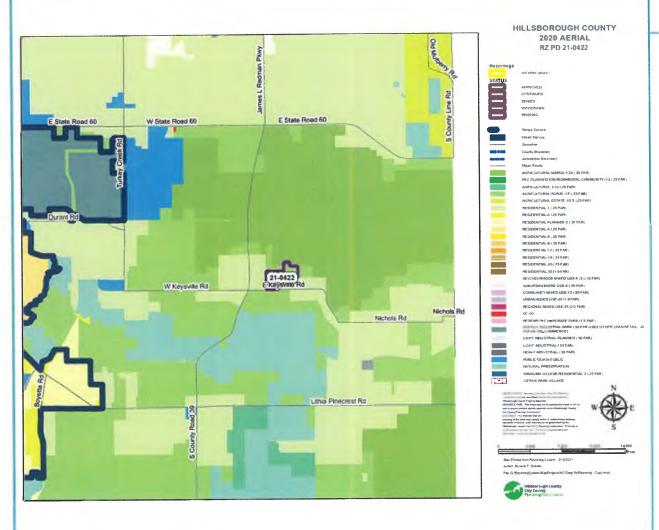
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#### **General Information**

- 160 acres in size
- Exiting Zoning:
  - $\circ$  AR
  - O PD 82-0223
  - o PD 89-0113
- Location:
  - E. Keysville Road,½ mile east ofCounty Road 39
  - Plant City
- Rural Service Area
- Concurrent Minor Modifications to PD 82-0223 and 89-0113.

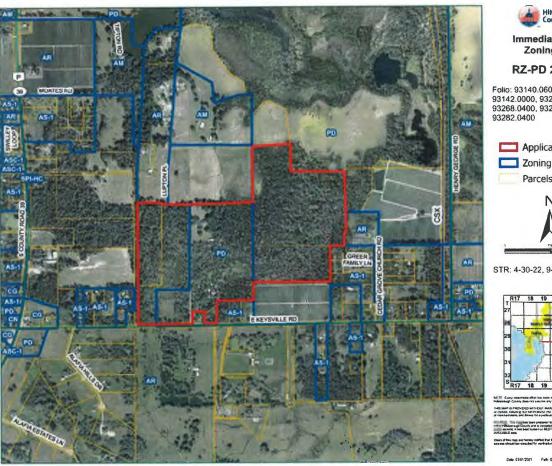




#### **General Information**

- Future Land Use: R-1
  - Maximum 1dwelling unit per 1acre
  - Maximum .25 FAR
- Future Land Use: A/R
  - Maximum 1dwelling unit per 5acres
  - Maximum .25 FAR
- Future Land Use: AM
  - Maximum 1
     dwelling unit per 20
     acres
  - Maximum .25 FAR







Immediate Aerial Zoning Map

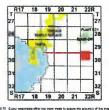
RZ-PD 21-0422

Folio: 93140.0600, 93142.0000, 93268.0300, 93268.0400, 93282.0200,





STR: 4-30-22, 9-30-22



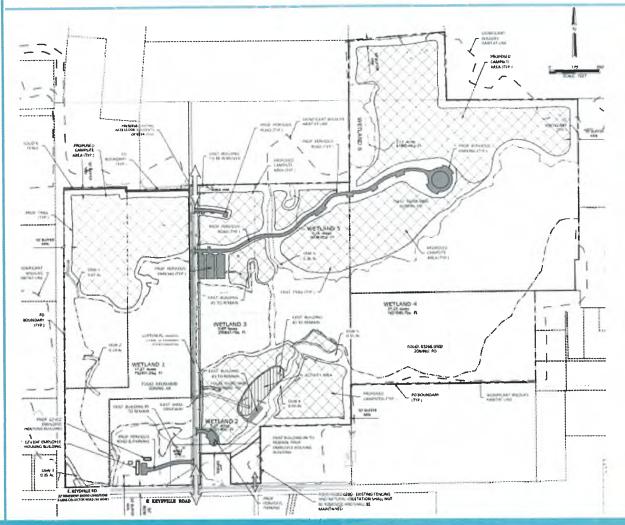
#### **Current Zoning/Area**

#### **Surrounding Areas:**

- Zoning districts to the north, south and east are approved for Agricultural, mining and residential uses.
- The areas to the west consist of Agricultural and residential uses shopping center.
- **General area today** consists of farms, residences and forested lands.



#### **Proposed General Development Plan**



#### **Proposed Rezoning**

- Proposed Rezoning:Plan Development (PD)
  - Up to 130 campsites,
  - Up to 530 campers,
  - 2 residences, restricted to employees/staff,
  - Ancillary amenities: pool, playground, ball field, volleyball court and natural trails,
  - Eating establishment,
     event center and store
     accessory to the Camp and
     available for guests only.
  - Utilizing wetland credits for the density calculation.
- Waivers/PD Variation
  - From LDC 6.06.06,Type B screening.
  - Two ADM Variances requested

Development Services Department

Hearing ZHM 07/26/21









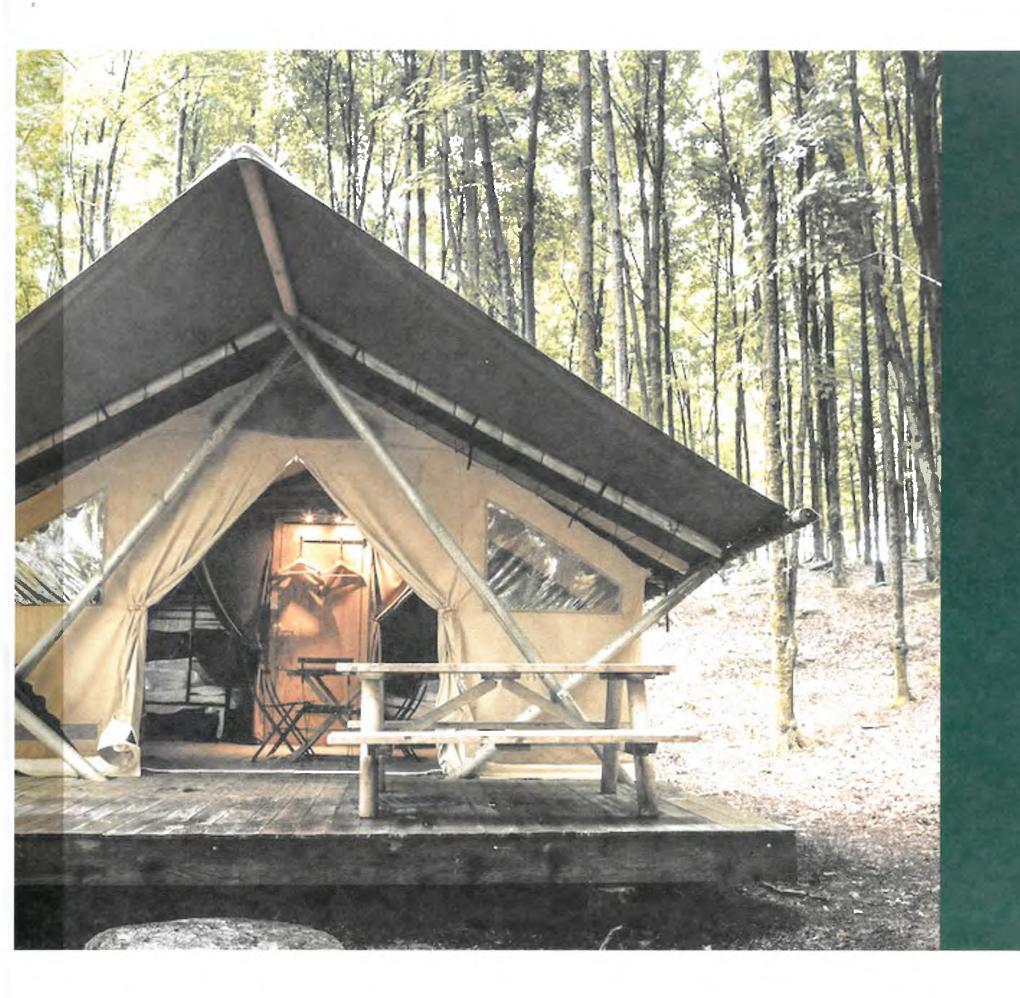
#### Recommendation

#### **Approval with Conditions**

- Up to 130 campsites. Campsites are limited to tents and/or cabins.
- Up to 530 campers,
- Up to 2 residences, restricted to employees or staff,
- 130 parking spaces minimum.
- On-site ancillary uses and amenities including a pool, playground, ball field, volleyball court, guest services and natural trails,
- Eating establishment /kitchen /dining pavilion, event center and store accessory to the Camp and available for campers only.
- Building space shall be up to 13,200 sq. ft. Max. height 30'.
- A 50-foot buffer around the project boundaries, maintained in its natural state
- Road improvements in accordance with the ADM Variances reviewed by Transportation staff.

Development Services Department

Hearing ZHM 07/26/21



HUTTOPIA

Holidays in the Great Outdoors Est. 1999

PD 21-0422 Zoning Hearing Master July 26, 2021

canada-usa.huttopia.com



## PD 21-0422 - SUMMARY

- Reuse of existing Lupton's Boggy
  Bottom Event Ranch site and
  infrastructure In keeping with
  current character and use
- Consistent with Comprehensive Plan
- Low-Impact approach to campground development
- Pedestrian-friendly site plan
- Project showcases local culture and biodiversity
- No staff objections & support from the community



MS. MARTYN => CITES DEVELOPMENT OFFICER

## **OUR MISSION**

Conceive, build and operate a variety of high-comfort, glamping accommodations in exceptional natural settings

Provide our guests
an eco-responsible experience in
direct contact with nature

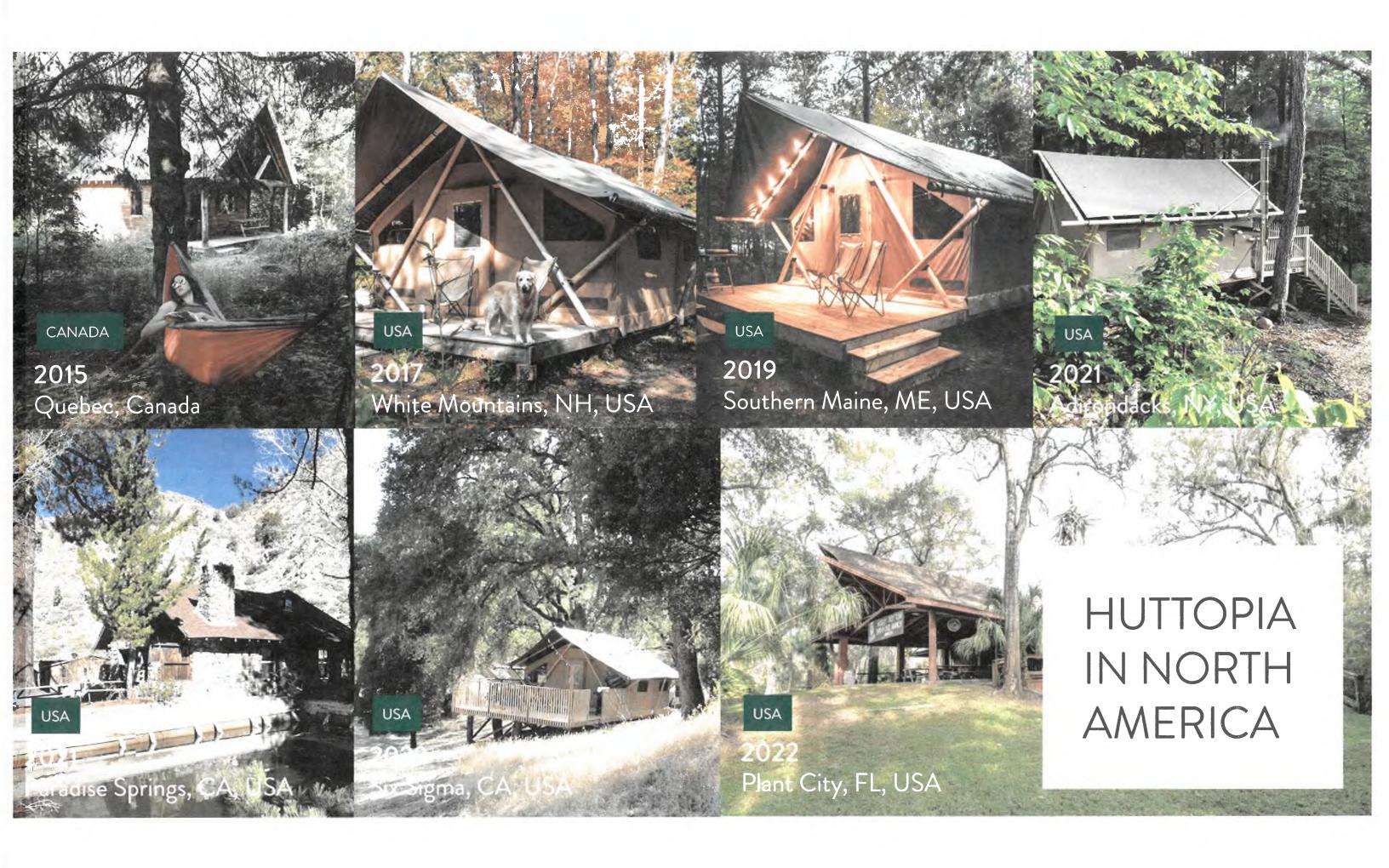
Contribute to local
development
through partnerships and through
showcasing local activities and
products





## A FAMILY BUSINESS

- Family-owned business founded in 1999 by Céline and Philippe Bossanne who are still leading the company today
- Grown to 1000+ employees & 60+ campgrounds around the world, with 3 headquarters in Lyon, Montreal and Shanghai
- Opening glamping up, an industry traditionally aimed at couples, with products geared to families
- Looking to partner with local activity providers to offer a variety of childrenfriendly activities
- Encouraging families to interacts with nature and discover the beauty of each site





NOT an all-inclusive! We offer very little in the way of activities onsite

We partner with local producers to provide local fares at the restaurant and showcase local products in the camp store

We encourage our guests to discover the region and its activities

We create local jobs

1\$:3\$

25 +

7000

50+/30+

For every 1\$ spent at Huttopia, a guest spends 3\$ in the surrounding community

Average number of local producers and service providers Huttopia partners with

Average number of visitors at a Huttopia campground each season

Number of jobs created during construction/Number of jobs created in operations



## PD 21-0422 LOCATION

- Lupton's Boggy Bottom Event Ranch 8407 Lupton Pl Plant City, FL 33567
- Unincorporated Hillsborough County –
   South of Plant City
- Site access off West Keysville Rd.
- Route 39 to the West
- Henry George Road to the East

## PROJECT VISION

- Glamping Accommodations 130 glamping tents and cabins
- Amenities Restaurant for guests only, camp store, pool, kids play area, outdoor spa & employee housing
- Pedestrian-centered Complete trail network for pedestrian-only access to units and on-site amenities
- Minimal infrastructure Designed to preserve the natural aspect of the site an to promote reversibility with light, environmentally sensitive units requiring minimal clearing
- Landscape integration –
   Accommodations nestled harmoniously with surrounding environment





## PUBLIC OUTREACH

- September 24, 2020 First public information session
- March 24, 2021 Second public information session
- Individual presentations to:
  - Cedar Grove Baptist Church
  - Mosaic
  - Alafia Ridge Estates Board of Directors
- Individual Phone Discussions with:
  - Fire River 4 Ranch
  - Neighbours sharing Lupton Pl Access
  - Sizemore Properties LLC

## PROPOSED PROP. PERMOUS 30' BUFFE SIGNIFICANT PROP. PERMOUS EXIST. TRAIL (TVP.) WETLAND 4 17.23 Acres 1621935.75q Pt PD EXIST. BUILDING WETLAND 3 EUPTON PL. (messus) PLUS M'EMPERSUS (PAUR LES) FOLIO: 93268-0300 WETLAND 1 EXET BUILDING FOLIO, 93202 0400 PE BOUNDARY EXIST. BUILDING #5 WETLAND 2 OSW 3 FOUG 93282.0200 EXISTING FENCING AND NATURAL VEGETATION SHALL NOT BE REMOVED AND SHALL BE R RETSVILLE BOAD

## PROJECT FEATURES

- Within density allowances (530 campers & 4 on-site dwellings units)
- 50' buffer where no vegetation clearing will occur Existing vegetation is very dense
  - Solid 6' fence will be installed to address neighbour's concern
  - All proposed access roads and parking lots will be permeable
- Wetland Delineation Approved by SWFWMD

# TRANSPORTATION ANALYSIS

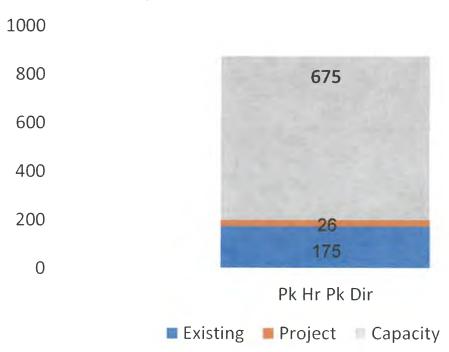
- Analysis indicates that turn lanes are not warranted
- Increase in trips is well within capacity based on Keysville Road Level of Service

TABLE 1
ESTIMATED PROJECT TRIP ENDS

		AM Peak Hour			PM	PM Peak Hour			
	ITE		Tr	Trip Ends (1)			Trip Ends (1)		
<u>Land Use</u>	LUC	<u>Size</u>	<u>In</u>	<u>Out</u>	<u>Total</u>	<u>ln</u>	<u>Out</u>	<u>Total</u>	
Campground	416	130 Campsites	10	17	27	23	12	35	
Single Family	210	2 DU's	0	1	1	1	1	2	
Single Family	210	3 DU's	1	1	2	<u>2</u>	1	<u>3</u>	
		Total	11	19	30	26	14	40	

(1) Source: ITE <u>Trip Generation</u>, 10th Edition, 2017.

## Keysville Road Level of Service



## ADMINISTRATIVE VARIANCE

- Administrative Variance for Keysville Rd. was found approvable by Public Works staff on July 14, 2021
- Administrative Variance for Lupton Place was found approvable by Public Works staff on July 14, 2021



January 6, 2021

Mr. Michael Williams, P.E. Hillsborough County Public Works 601 E. Kennedy Boulevard Tampa, Florida 33602

E: Huttopia Keysville Administrative Variance Request Palm Traffic Project No. T20036

ear Mr. Williams

The letter documents our request for an administrative variance to Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development of up to 150 campsites. This request is made based on our meeting on July 23, 2020. In attendance on the conference call: Michael Williams, James Ratliff, Ben Kniesly, Sheida Tirado, Roy Mazur, Marilyne Tremblay, and Michael Yates.

The project proposes to have one [1] full access to Keysville Road from Lupton Place. Keysville Road is identified in the Hillsborough County Comprehensive Plan as a collector roadway. Keysville Road was identified during our meeting as a substandard road from CR 39 to Lithia Pinecrest Road.

This request is for a variance to the TS-7 typical section of the Hillsborough County Transportation Technical Manual in accordance with LDC Section 6.04.02.B, as follows: (a) there is an unreasonable burden on the applicant; (b) the variance would not be detrimental to the public health, safety and welfare and, if applicable, (c) without the variance, reasonable access cannot be provided. These items are further discussed below.

#### a) There is unreasonable burden on the applicant

The cost of bringing a substandard road up to current design standards creates a financial burden on the applicant and will not allow the proposed project to move forward. The existing ROW along Keysville Road varies between 55 and 60 feet. The typical TS-7 section for a rural, two-lane undivided roadway requires a minimum of 96 feet of ROW. The additional cost required to bring this roadway to current design standards is prohibitive.

#### b) The variance would not be detrimental to the public health, safety and welfare.

The posted speed limit is 45 mph on Keysville Road with existing 11-foot travel lanes and shoulders along both sides of Keysville Road. Sidewalks along the roadway are not required since the property is outside the urban service area and located beyond two (2) miles to the nearest public school. According to crash data provided by the County for the 47-mile segment of Keysville Road from CR 39 to Lithia Pinecrest Road, there have been 49 crashes between 2015 to 2019 with 38 no injury, 10 injury and 1 fatality. Ten (10) of the crashes were at the intersection of Keysville Road and CR 39

4.6 North Impalsteet Scite 500 (ampality son) | Ph. 1818(1996-1793) Selection of their

and Five (5) of the crashes were at the intersection of Keysville Road and Lithia Pinecrest Road. Based on 34 crashes, the segment has had an average of 6.8 crashes per year or 1.45 crashes per mile per year. Based on all 49 crashes, 22 had drivers between the ages of 15 and 24 years old, 47 had no roadway contributing factors, 39 occurred on dry pavement and 37 occurred during daylight hours. Keysville Road currently has a relatively low AADT of 3,156 vpd and operates at a Level of Service C with a daily v/c ratio of 0.23. The proposed develop is a low trip generation use and would not impact the existing level of service. Based on this information, the requested variance would not be detrimental to public health, safety, or welfare.

#### c) Without the variance, reasonable access cannot be provided.

There is no other access for this project. Therefore, the access on Keysville Road is necessary.



Based on the information provided by the applicant, this request is:

\_\_\_\_\_\_Disapproved \_\_\_\_\_\_Approv

If there are any further questions or you need clarification, please contact Benjamin Kniesly, P.E.

Sincerely

Michael J. Williams Hillsborough County Engineer

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26 175



## PD 21-0422 - SUMMARY

- Reuse of existing Lupton's Boggy
  Bottom Event Ranch site and
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  current character and use
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- Project showcases local culture and biodiversity
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# PARTY OF RECORD

From: Monsanto, Israel
To: Timoteo, Rosalina

Cc: Grady, Brian; Heinrich, Michelle

**Subject:** FW: Huttopia planning at Lupton PI, Plant City, FI.

**Date:** Friday, March 26, 2021 10:20:22 AM

#### POR

Israel Monsanto
Principal Planner
Development Services Department

P: (813) 276-8389

E: monsantoi@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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----Original Message----

From: BRENDA MCISAAC < lupton 813@aol.com>

Sent: Thursday, March 25, 2021 6:09 PM

To: Monsanto, Israel <MonsantoI@hillsboroughcounty.org> Subject: Huttopia planning at Lupton Pl, Plant City, Fl.

[External]

Israel,

Thank you for our conversation this afternoon. I am concerned about having an adequate buffer zone between Huttopia's tents and our pastures. I would like to see cedar trees or something similar that would be a nice visual block to keep their clientele a good distance from our cattle. I do not need any disease affecting my herd of cattle through negligence.

Thank you for attending to this matter.

Sincerely,

Skip McIsaac 8132774168 lupton813@aol.com 8490 Lupton Pl. Plant City, Fl 33567

This email is from an EXTERNAL source and did not originate from a Hillsborough County email address. Use caution when clicking on links and attachments from outside sources.

From: Monsanto, Israel
To: Timoteo, Rosalina

Cc: <u>Heinrich, Michelle</u>; <u>Grady, Brian</u>

Subject: 21-0422 - FW: Hutopia/Lupton Place Plant City Project

**Date:** Friday, March 26, 2021 10:19:54 AM

Attachments: <u>image001.png</u>

POR

#### Israel Monsanto

#### **Principal Planner**

Development Services Department

P: (813) 276-8389

E: monsantoi@HCFLGov.net

W: HCFLGov.net

#### Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Duke Mendel <dukemendel@verizon.net>

**Sent:** Friday, March 26, 2021 9:39 AM

To: Monsanto, Israel < Monsantol@hillsboroughcounty.org>

Subject: Hutopia/Lupton Place Plant City Project

[External]

#### Good Morning!

My neighbor Skip McIsaac told me he had spoken to you yesterday and that I should send you an email. My 3 parcels of properties lie just to the north of the Hutopia project here in Plant City at Lupton Place! The direct piece that touches their property is titled to me, Louis Mendel and the 2 north of that are in my mother's name Dianna Ortiz. We live here on property and we breed and raise Arabian Horses!

We attended a meeting Hutopia had here Wednesday night and voiced some of our concerns about this project. We realized that their proposed campgrounds where they will be erecting their "tents", butts right up on our largest grazing pastures for our horses! Our concern is the barrier between their tents and customers and our horses. These aren't every day horses! We have spent the better part of 17 years building our breeding program and our horses sell for \$100,000.00 and up!!! What happens when one of their customers feeds a horse something they can't eat and gets sick or even dies? What happens when I have a stallion grazing down there and someone tries to pet it and he bites their hand off? When I asked what kind of wall

or fencing will they put up to protect their customers and my horses, they said they had no plans to put anything there besides the 3 string barb wire fence that is there now! This is potentially a major problem and liability that definitely needs to be addressed. Hopefully there will be some sort of barrier, wall or secure fence that will keep people from being able to access our animals.

I am also concerned about how much traffic this now creates onto the private road that we have an easement on, Lupton Place. The road now currently is in shambles and once we add 100 cars a day coming in and out of here, how much worse will it get? When asked if they were doing anything to the road, they said no! Someone from the County really needs to take a look at that. They want to keep everything in its natural habitat, but the roadway access will need to be addressed especially when all of these construction vehicles come in and out of here for a year or so with a build out.

It appears to me that their loophole to not have to rezone the property is the fact that they are erecting tents and not permanent structures. Although I own other businesses in Plant City and I think their customers will help our local economy, we need to make sure that their local neighbors that will be directly impacted are protected. Let me know how I can help insure this or what other info you need form me. Thanks for your time!

Louis Duke Mendel 8494 & 8498 Lupton Place Plant City, Fl 33567 813-695-6966

Email: dukemendel@verizon.net

#### WWW.GEMINIRANCH.COM



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